



# GROVELAND CRA REDEVELOPMENT PLAN

JULY 2021





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# INTRODUCTION

The 2020 Groveland Community Redevelopment Plan builds upon the previous accomplishments of the Groveland Community Redevelopment Agency. These successes include improvements to Lake David Park, a community vision for Downtown, a Redevelopment Area overlay, and accomplishments that will be discussed in other portions of this document. The 2020 Groveland Community Redevelopment Plan addresses contemporary challenges to investment and redevelopment within the Groveland Redevelopment Area, identifies targeted investment areas, and provides a vision for the continuing redevelopment of the Groveland Redevelopment Area.

The Groveland Community Redevelopment Plan presents a Four-point Action Plan: (1) Activate Opportunity Sites, (2) Infrastructure Improvements, (3) Business Recruitment and Retention, and (4) Reinforce Connections.

## HISTORICAL PERSPECTIVE

Located in the heart of beautiful Central Florida lies the City of Groveland. By the mid-1850's, homesteaders began arriving from neighboring states, settling in the area. This migration was due to the bountiful supply of fish, game, fertile soil and timber. Forests of long leaf yellow pine enticed the Taylor Brothers here in the late 1880's, to set up another of their turpentine operations (Groveland would first become known as Taylorville). The Orange Belt Railway, coming through the area in the late 1880's, brought in more settlers and aided vegetable and citrus farming, sawmilling and cattle ranching by providing transportation to markets. Around 1899, E.E. Edge, an entrepreneur from N.C., arrived and bought out the holdings of the Taylor Brothers. Expanding his operations, his empire soon included turpentine, lumber, citrus farming, and a mercantile business which would become the largest in the county. In 1910, J. Ray Arnold arrived and soon became proprietor of the sawmill operation. With the arrival of other family members, the Arnold family would build the largest sawmill in the southeastern United States, employing over 500 mill workers. In 1911, land developer J.W. Beach arrived, purchasing 30,000 acres of nearby land which he aggressively marketed in the North as a land of opportunity for citrus groves and other farming, bringing in new residents. In 1922, the name of Taylorville officially changed to Groveland. With the depletion of timber and the eventual closing of the sawmill, citrus would become king and become the economic backbone of Groveland. Among the various local citrus operations was B&W Canning Co., with over 500 employees; at one time, Lake County's second-largest employer. Severe freezes in the 1980's negatively impacted the citrus industry, however, Groveland still thrives as one of Florida's fastest growing cities as new industries arrive in this friendly city with its small hometown charm. Because of its large employment base and institutions such as the regional high school, Groveland's downtown CRA area has served as a commercial and social hub for dozens of small rural communities in Lake and Sumter counties.

# THE ESTABLISHMENT & GROWTH OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY

When the local citrus industry began to decline (primarily due to several devastating citrus freezes that occurred throughout the 1980's), so did Groveland's historic downtown. In order to improve the downtown's attractiveness, vibrancy, and quality of life, the City established the Groveland Community Redevelopment Agency in 2002, which covered over 1,000 acres and ran along State Road 50, from just east of Green Valley Boulevard to the city's westerly limits and included the City's historic downtown area. Soon thereafter in 2003, the City adopted the Groveland Community Redevelopment Plan, which identified projects and programming for the Redevelopment Agency to undertake in order to revitalize properties within the Redevelopment Area. This plan was updated nearly a decade later in 2011 and established goals, objectives, and policies for the Agency to implement and achieve in the decade ahead. In 2013, the City of Groveland adopted the CRA Visioning Plan, which prioritized specific objectives and actions for the Agency to target moving forward.

Although the Redevelopment Area has seen an economic resurgence under the City and Agency's continued leadership, a 2019-2020 Finding of Necessity (FON) study determined that over 600 acres of land just outside of the Redevelopment Area have continued to experience either economic stagnation or decline, as evidenced by the presence of 'slum' and 'blight.' This area only includes incorporated Groveland City parcels. The study was formally adopted in 2020 and thus, the Groveland Community Redevelopment Area was expanded to include both the Redevelopment and FON Study area (see Figure 1).

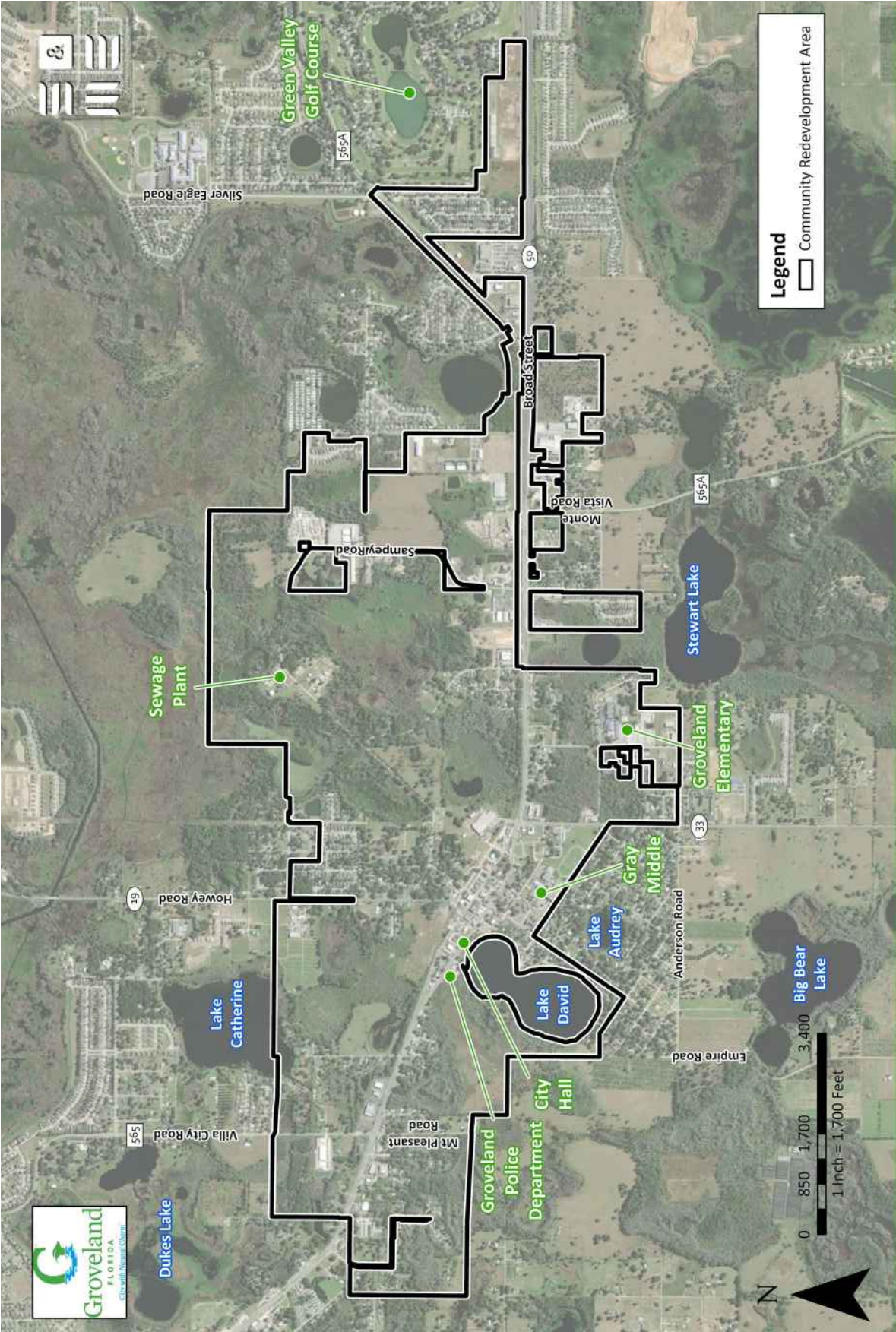
## CURRENT STATE OF THE GROVELAND COMMUNITY REDEVELOPMENT AREA

The City of Groveland Community Redevelopment Agency has accomplished a great deal since the Redevelopment Plan was last updated in 2011, including the expansion of Lake David Park, the influx of businesses and visitors downtown, and the continued support of the Groveland Farmers Market. When the potential for these improvements are realized in tandem with the significant public and private sector investments made (or are planned to be made) within Groveland in the next few years, the City (and more specifically the downtown area), expect to see significant demands for growth in the decades ahead. As such, it is the intent of this plan update to ensure that the Agency continues to effectively support and capitalize on this development and redevelopment momentum to best serve current and prospective residents and business owners who call the Redevelopment Area home.

The taxable value of the properties contained within Groveland CRA in 2002 when the CRA was established were \$31,906,955. In 2020 the taxable values of the property within the Groveland CRA were \$96,530,041, an increase of \$64,623,086, or an increase over 202%.



Figure 1 Groveland Community Redevelopment Area



Sources: City of Groveland, S&ME, 2020.

## SUMMARY OF ACCOMPLISHMENTS - GROVELAND CRA PLAN

The following table lists the redevelopment Goals identified in the 2013 Groveland CRA Plan and the subsequent actions taken by the Groveland Community Redevelopment Agency to realize those Goals. Achievement of the 2013 Goals is categorized as either: NR=Not Realized, PR=Partially Realized, or R=Realized. Overall, the Groveland Community Redevelopment Agency has achieved a significant portion of the Goals and Objectives listed in the 2013 Groveland CRA Plan. The most substantial Goals and Objectives of the 2013 Plan that were not successfully addressed or had progress made thereon include realizing the SR-50 realignment and the development of additional housing improvement programs and affordable housing units within the community redevelopment area.

**R** REALIZED

**PR** PARTIALLY REALIZED

**NR** NOT REALIZED

### GOAL 1 INCREASE THE NUMBER OF BUSINESSES AND VISITORS WITHIN THE CRA.

New businesses along SR-50 including, Tractor Supply, O'Reilly's, ACE Hardware, and 7-11 convenience store show continued steady business growth. Downtown visitors have also increased in response to the improvements at Lake David Park and the establishment of the Elese Tomlin Community Center.

**R**

### GOAL 2 PROMOTE AND ENCOURAGE PRIVATE SECTOR INVESTMENT IN THE COMMUNITY REDEVELOPMENT AREA

The CRA and the City have seen additional private sector investment in retail and service providers but have not seen private sector investment in mixed use or commercial uses within the CRA. The City and the CRA have adopted a robust suite of business assistance and development incentives to encourage private sector investment in the CRA. The CRA has also prepared an Opportunity Site Brochure to market targeted parcels within the CRA. In addition, the CRA Staff have actively engaged private sector developers and have participated in the annual International Council of Shopping Centers (ICSC) Conference. At the conference, staff presented Groveland's development opportunities to shopping center and retail development groups. The CRA also assisted the City's COVID-19 emergency food distribution efforts. The CRA has also realized achievements in Community Policing programs, public realm improvements, business outreach efforts, and branding and marketing efforts. Unrealized Objectives include the installation of Wayfinding Signage and increased residential and office uses in the CRA.

**PR**

### GOAL 3 IMPROVE THE INFRASTRUCTURE IN THE COMMUNITY REDEVELOPMENT AREA

The CRA has completed the Stormwater Master Plan for the CRA and Downtown Groveland area, completed Streetscape and Lighting plans, assembled parcels in the Cortese area, and has assisted the City with improvements to the Sanitary Sewer system and potable water system. However, the CRA has not yet realized the implementation of the SR-50 Realignment project or the dedication of Orange Avenue and Broad Street from FDOT jurisdiction to the City. The Groveland CRA had developed a preliminary regulatory framework for the redevelopment area that identified recommendations for revisions of the Land Development Code to encourage redevelopment within the downtown area and redevelopment area.

**PR**





#### GOAL 4 CREATE AND PROMOTE A UNIQUE ENVIRONMENT IN THE COMMUNITY REDEVELOPMENT AREA

The CRA has completed the Lake David Park improvements and is continuing to improve the southern portion of Lake David Park with a splash pad and other amenities. The CRA has developed the Elese Tomlin Center that provides after-school computer classes, home economics, life skills training, social support services, and community center functions. The CRA has had prepared streetscape and landscaping plans for Broad Street and Orange Avenue but has not yet installed the improvements. The CRA has discussed and incorporated alternate trail alignments and connections to the South Lake Connector Trail and other City destinations (Downtown, Parks) but has not yet formally designed these connections. The City has included the protection of historic resources as Goals and Policies within the updated Comprehensive Plan. The CRA and the City have erected one Gateway sign on the west end of SR-50 at the intersection of Groveland Farms Road and SR-50. However, no Gateway features currently exist at the eastern entryway into the City and CRA.

**PR**

#### GOAL 5 CREATE AND PROMOTE A DIVERSE CRA IN TERMS OF MIXED-USES AND PEOPLE (INCOME LEVELS, AGES, ETC. )

The CRA has completed neighborhood improvements with the development of the Elese Tomlin Center. The center provides after-school computer classes, home economics, life skills training, social support services, and community center functions. The Elese Tomlin Center also serves as a community center and information clearinghouse for the CRA, City, and community programs. The recently completed Lake David Park improvements include community entertainment facilities such as a bandshell and open space areas. It also has other amenities such as picnic pavilions, a fishing pier, and a boardwalk. Having these features at the park help the CRA realize the objective of “making the CRA a more vibrant place where people can work, shop, live, and enjoy leisure and cultural activities.” Another example of realizing this objective is the community garden the CRA has development within the redevelopment area. Moreover, a private-sector group is currently building a hydroponic “pilot-project” in the City’s Festival Park, located within the redevelopment area near Crittenden Street. Notwithstanding, the CRA had sought grant funding for the refurbishment of the Historic Groveland Train Depot from the State Legislature; however the grant award was approved but left unfunded due to the negative impacts of the COVID-19 pandemic upon the State’s budget. Pending objectives for the Community Redevelopment Agency to realize are related to increasing the development of new housing stock, the availability of affordable housing, developing housing assistance programs, and developing housing rehabilitation programs.

**PR**

#### GOAL 6 CREATE AND PROMOTE A HUMAN-SCALE ENVIRONMENT

This Goal and the associated Objectives have been partially realized through the concept and planning stages, but not through the construction and installation phases. The CRA has had streetscape and landscaping plans prepared for Broad Street and Orange Avenue but has not yet installed the improvements. The CRA has also incorporated alternate trail alignments and connections to the South Lake Connector Trail and other City destinations, but has not yet formally designed or installed these connections. Pending are the physical improvements to the sidewalks, streetscapes, and bike paths to create and promote a human-scale environment and provide for non-automobile transportation alternatives.

**PR**

#### GOAL 7 INCREASE AND PROMOTE SOCIAL AND EDUCATIONAL OPPORTUNITIES IN THE CRA AND THE IMMEDIATE SURROUNDING AREAS

The CRA has partnered with the City and private sector service providers to deliver social and educational programming to seniors, young people, and residents of the City and CRA at the Elese Tomlin Center, which is located within the community redevelopment area. The CRA and the City have also collaborated to develop the Groveland Farmers Market held at Lake David Park from October through March. Furthermore, City has completed the construction and development of entertainment venues at the Lake David Park bandstand/performance stage.

**R**







A scenic photograph of a wooden boardwalk with a covered pavilion, set against a backdrop of lush green trees and a body of water. The image is framed by a large white circle, which contains the title text.

# FOUR POINT ACTION PLAN









# POINT 1: ACTIVATE OPPORTUNITY SITES

# ACTIVATE OPPORTUNITY SITES

In efforts to spur further economic activity throughout the Redevelopment Area, the Community Redevelopment Agency (CRA) will continue to activate ‘opportunity sites.’ An opportunity site is a property, or a collection of properties, targeted by the City for redevelopment. Once redeveloped (often with a specific and strategic development program that meets the goals of the CRA), these sites will act as catalysts to spur additional growth, attention, and investment by the private sector within the immediate area. This Plan identifies several opportunity sites which, once redeveloped, will increase the taxable base within the Redevelopment Area and encourage additional redevelopment activity within the downtown area. The opportunity sites identified within this plan are:

**A. Cortese Corners**

**B. Lake David**

**C. Downtown Core Infill**

**D. Crittenden Crossing**

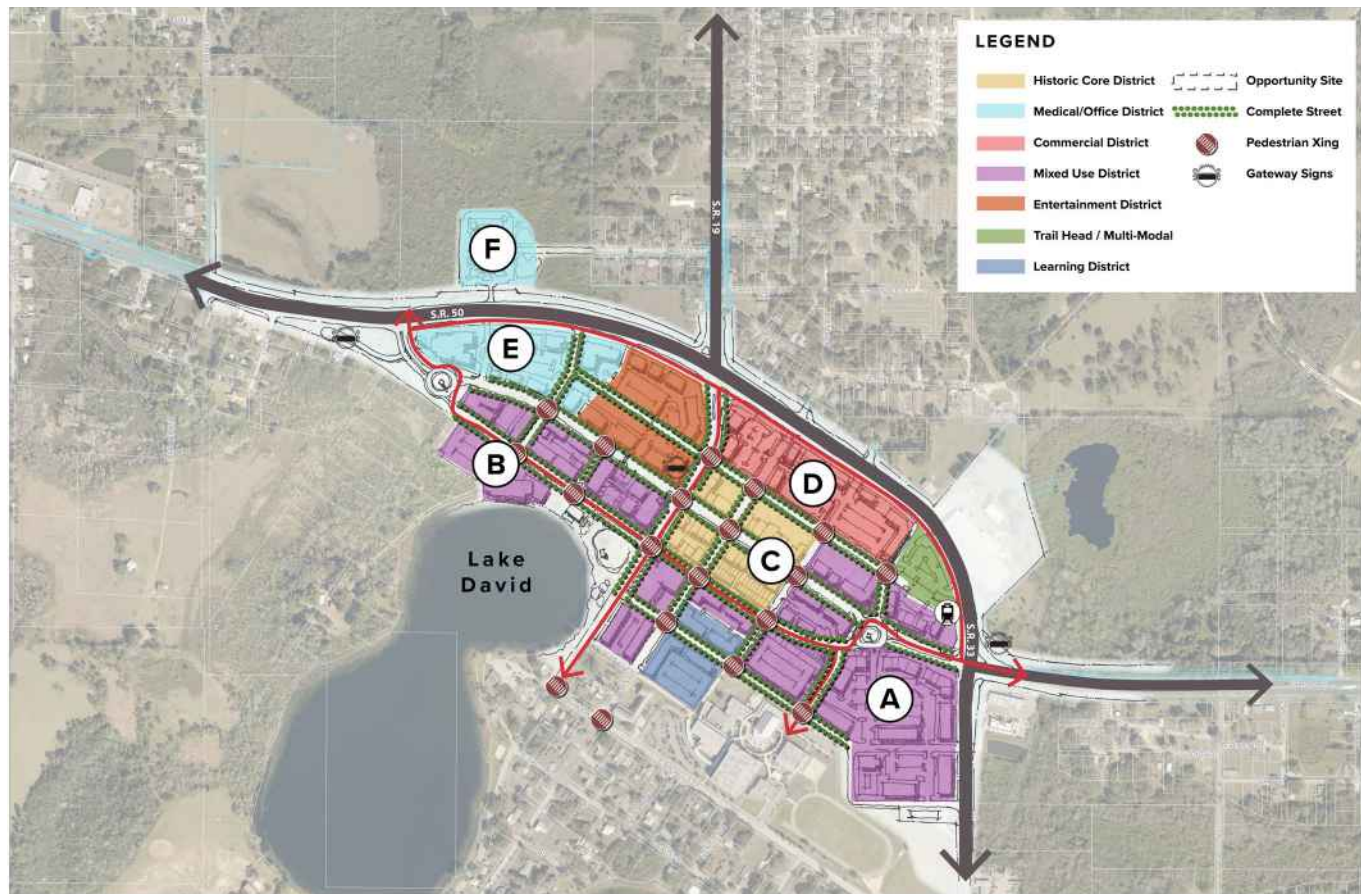
**E. Carabao Commons South**

**F. Carabao Commons North**



# IVATE OPPORTUNITY SITES

Figure 2 *Groveland Opportunity Sites*



# A) MULTI-FAMILY AT CORTESE CORNERS

## SHORT-TERM

Often referred to as Cortese Corners, this ±6.78-acre site represents a gateway into the downtown core and is intended to be developed with a mix of residential and nonresidential uses. Two (2) scenarios were created: Option 1 provides between five (5) to six (6) stories of multifamily (for a total of 486 dwellings) with up to 20,000 square feet of commercial on the first story. This alternative includes a multi-story parking garage. Alternatively, Option 2 provides three (3) stories of multi-family development (totaling 222 units) and 10,000 of ground level commercial retail. This alternative includes surface parking. The site is expected to be developed through a public/private partnership, and development incentives.

### OPTION 1



| USE   | STORIES | SF     | UNITS | REQUIRED PARKING | PARKING PROVIDED                           |
|---|---------|--------|-------|------------------|--|
| Multi-Family Apartments                           | 5-6     |        | 486   | 1.5/Unit= 729    | Deck= 688<br>On Street= 125<br>Surface= 78 |
| Commercial  | 1       | 20,000 |       | 5/1,000 SF= 100  |  |
| TOTAL   |         | 20,000 | 486   | 829              | 891  |
| Residential Density 486 Units/6.78 AC= 71.7 DU/AC |         |        |       |                  |  |





## OPTION 2



| USE   | STORIES | SF     | UNITS | REQUIRED PARKING | PARKING PROVIDED           |
|---|---------|--------|-------|------------------|----------------------------|
| Multi-Family Apartments                           | 3       |        | 222   | 1.5/Unit= 333    | Deck= 310<br>On Street= 33 |
| Commercial  | 1       | 10,000 |       | 5/1,000 SF= 50   |                            |
| TOTAL   |         | 10,000 | 222   | 383              | 343                        |
| Residential Density 486 Units/6.78 AC= 71.7 DU/AC |         |        |       |                  |                            |

B) LAKE DAVID WATERFRONT HOTEL

SHORT-TERM

The desired development program for this project site includes a hotel and commercial development, with one scenario also including multi-family residential. Two (2) development scenarios are provided with varying densities and intensities. The first option includes a 4-story, 100-key hotel, totaling 60,000 square feet that is complemented by a standalone, 1-story, 9,500 square foot commercial structure and surface parking. The second option includes a 6-story, 150-key hotel at 90,000 square feet next to a 4-story, 132-unit multi-family apartment with 32,000 square feet of ground floor commercial. Parking would be provided in a multi-story parking garage. The site is expected to be developed using a combination of public/private partnership and development incentives. The City of Groveland owns 1.8 acres of the opportunity sites and is evaluating the potential acquisition of additional adjacent parcels to create a larger redevelopment site.

OPTION 1



| USE        | STORIES | SF     | UNITS | REQUIRED PARKING | PARKING PROVIDED              |
|------------|---------|--------|-------|------------------|-------------------------------|
| Hotel      | 4       | 60,000 | 100   | 1.5/Unit= 120    | On Street= 52<br>Surface= 117 |
| Commercial | 1       | 9,500  |       | 5/1,000 SF= 48   |                               |
| TOTAL      |         | 69,500 | 100   | 168              | 169                           |





## OPTION 2



| USE  | STORIES | SF      | UNITS | REQUIRED PARKING | PARKING PROVIDED           |
|--|---------|---------|-------|------------------|----------------------------|
| Hotel  | 6       | 90,000  | 150   | 2/1,000 SF = 180 | Deck= 392<br>On Street= 72 |
| Multi-Family Apartments                                  | 4       |         | 88    | 1.5/Unit= 132    |                            |
| Commercial   | 1       | 32,000  |       | 5/1,000 SF= 160  |                            |
| TOTAL  |         | 122,000 | 238   | 472              | 464                        |
| <i>Residential Density 486 Units/6.78 AC= 71.7 DU/AC</i> |         |         |       |                  |                            |



## C) DOWNTOWN CORE INFILL

### SHORT-TERM

The historic core of downtown has been identified as opportunity site C. The goal for this area is to encourage private infill development consistent with the character of current development. It also calls for a new city hall/civic complex. The existing alleys will also be reactivated into artists alleys or similar, where downtown visitors and residents can enjoy the outdoors while visiting downtown retail and restaurant venues. Development incentives are available for infill and redevelopment.

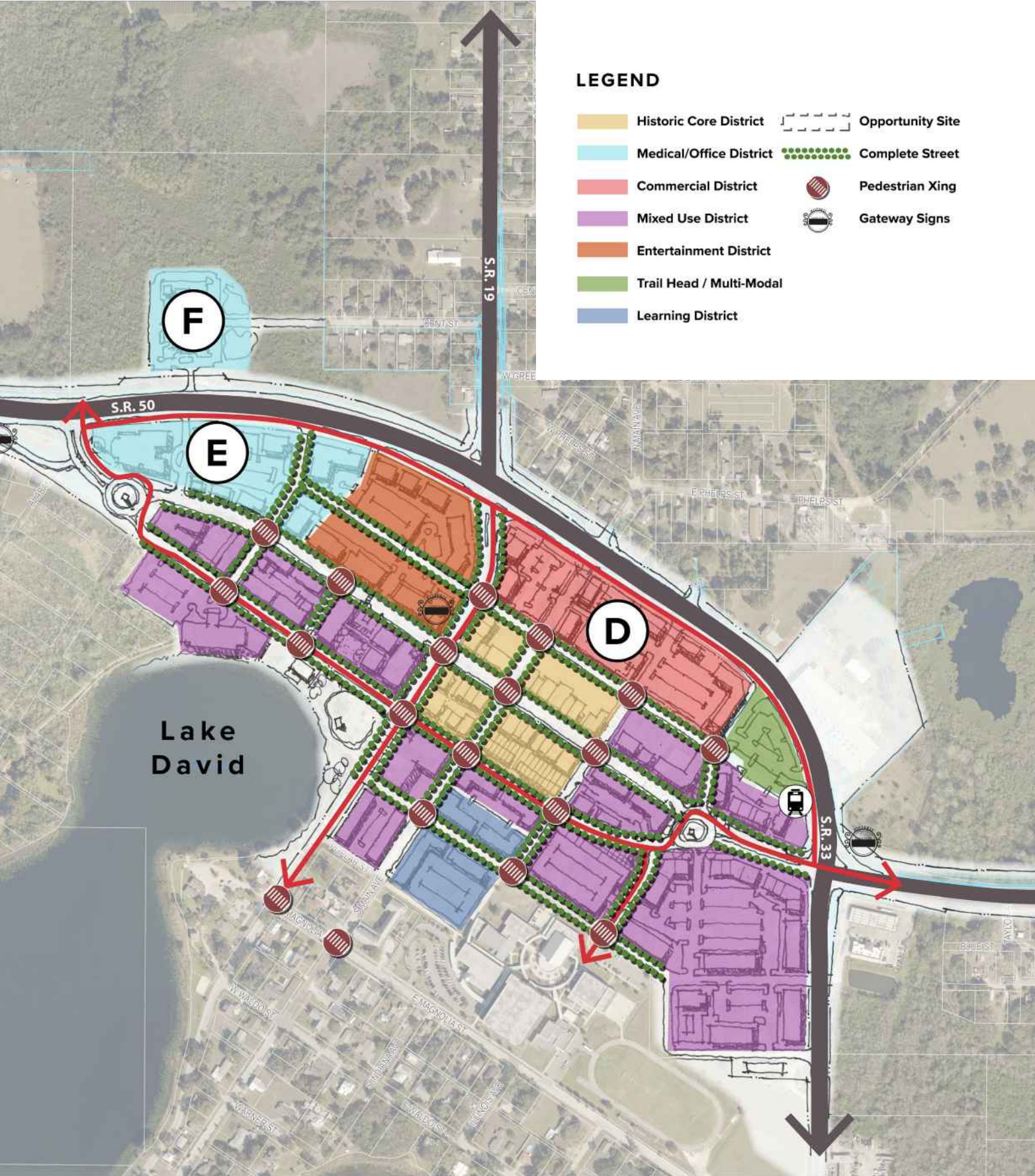
INFILL SITES  ARTIST ALLEY PUBLIC SPACE













## D) CRITTENDEN CROSSING

LONG-TERM

Crittenden Crossing totals approximately 10.6 acres and includes several parcels. Development opportunities for the site include a broad range of commercial uses. Renderings will be prepared in the future to show developers the potential of this site.



## E) CARABAO COMMONS SOUTH

LONG-TERM

The Carabao Commons South site will act as a gateway into the core when SR 50 is realigned. It is envisioned to be developed with a mix of retail, office, dining, residences, or any combination thereof. The southeast side of the site houses the historic train station, which is proposed to be relocated to the east end of the core and repurposed.



## F) CARABAO COMMONS NORTH

LONG-TERM

The Carabao Commons North has potential for a future medical facility, such as an emergency department or a medical office building. Renderings for this site will be completed in the future to offer the site to potential health care entities.









# POINT 2: INFRASTRUCTURE IMPROVEMENTS

# SR-50 REALIGNMENT

## LONG-TERM

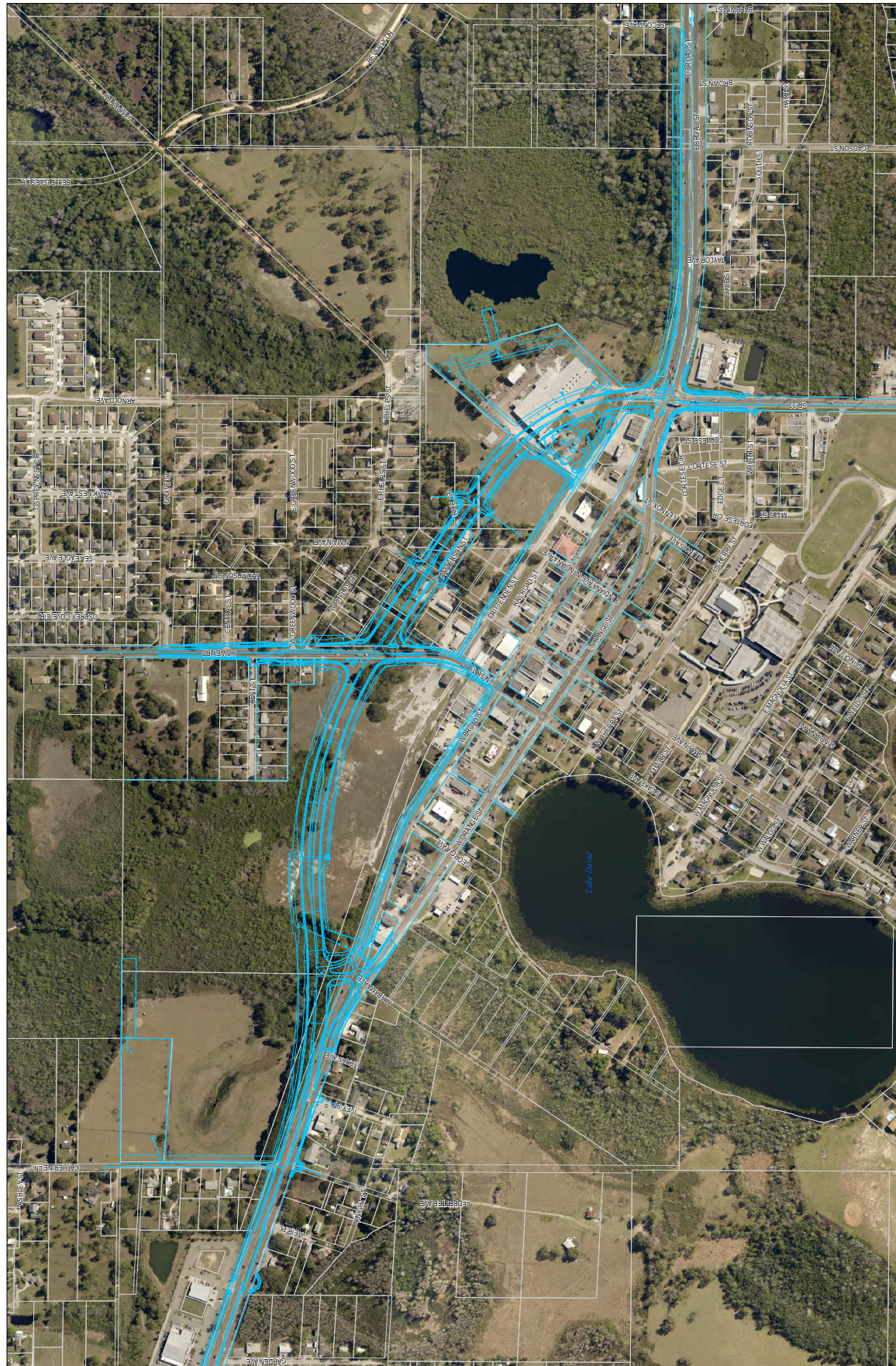
The implementation of the SR-50 realignment around downtown Groveland is an existential challenge for the redevelopment of downtown Groveland and a defining priority for the Groveland Community Redevelopment Agency and the City. The SR-50 Realignment includes the rerouting of tractor trailer traffic north and around downtown Groveland, the potential development of greenfield sites along the new roadway frontages, extensive public realm and streetscape improvements along downtown streets with more intense residential and commercial redevelopment within the downtown area. The recent announcements of the development of several large scale distribution and fulfillment centers in northern Groveland will add numerous tractor trailer vehicles to the existing traffic load that currently impacts downtown Groveland from SR-19 and SR-50. These pending new traffic impacts bring additional urgency and emphasize to the need to begin the timely implementation of the SR-50 rerouting.

The programmed rerouting of SR-50 as a truck by-pass north of downtown Groveland by the Florida Department of Transportation (FDOT) has been fully designed and the engineering for the project has been completed. The Groveland Community Redevelopment Agency and the City should endeavor to expedite the implementation of the SR-50 Realignment. Activities to expedite the implementation may include, but are not limited to:

1. Pursuit of non FDOT funding (DOT BuildGrants)
2. Public-Private-Partnerships (City/CRA/Private Developer)
3. Pursuit of State of Florida Legislative funding requests
4. Assume voting role on Lake/Sumter MPO



**Figure 3 SR-50 REALIGNMENT**

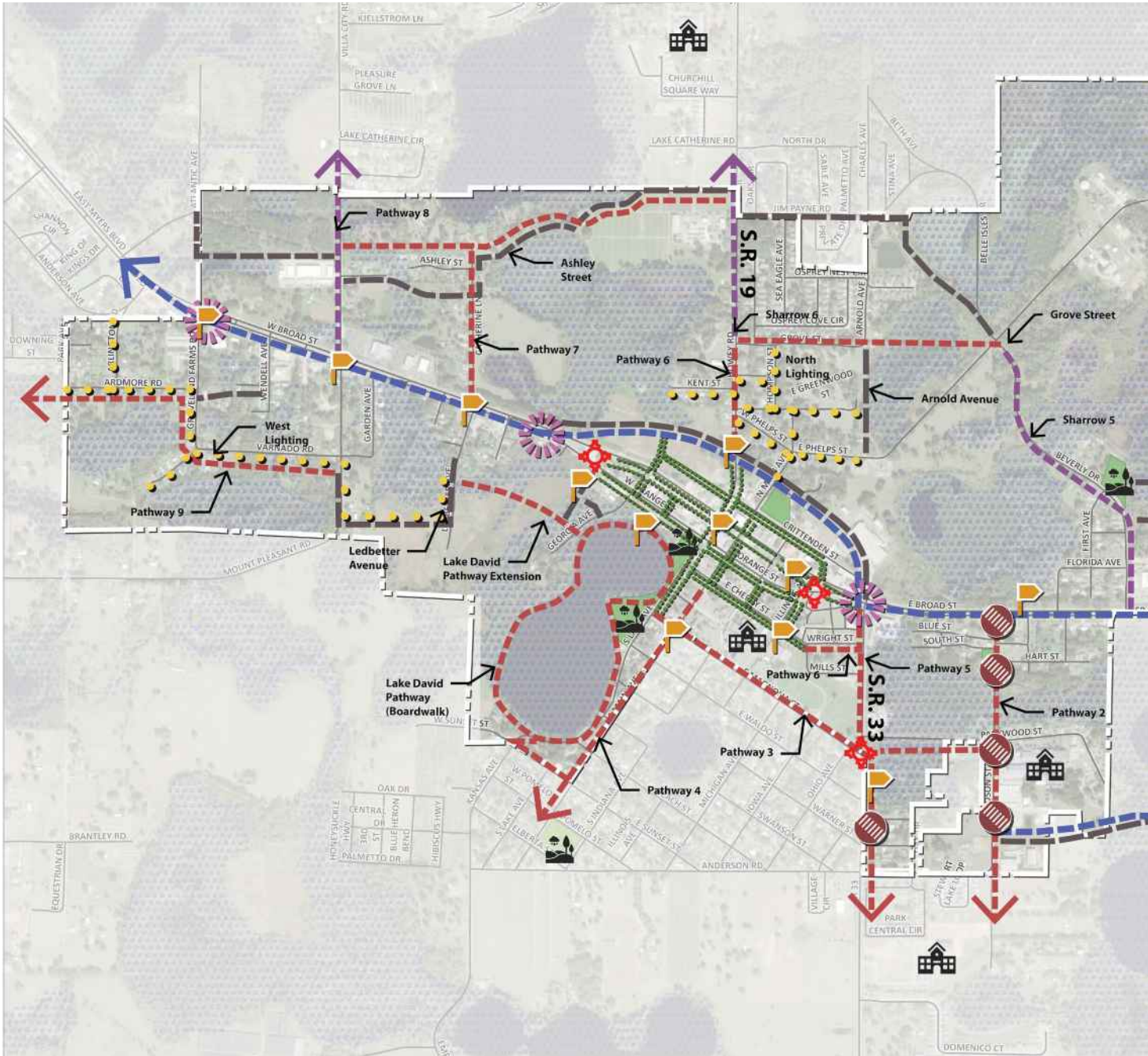


Source: FDOT, S&ME, 2017



# INFRASTRUCTURE IMPROVEMENTS

MID/LONG-TERM



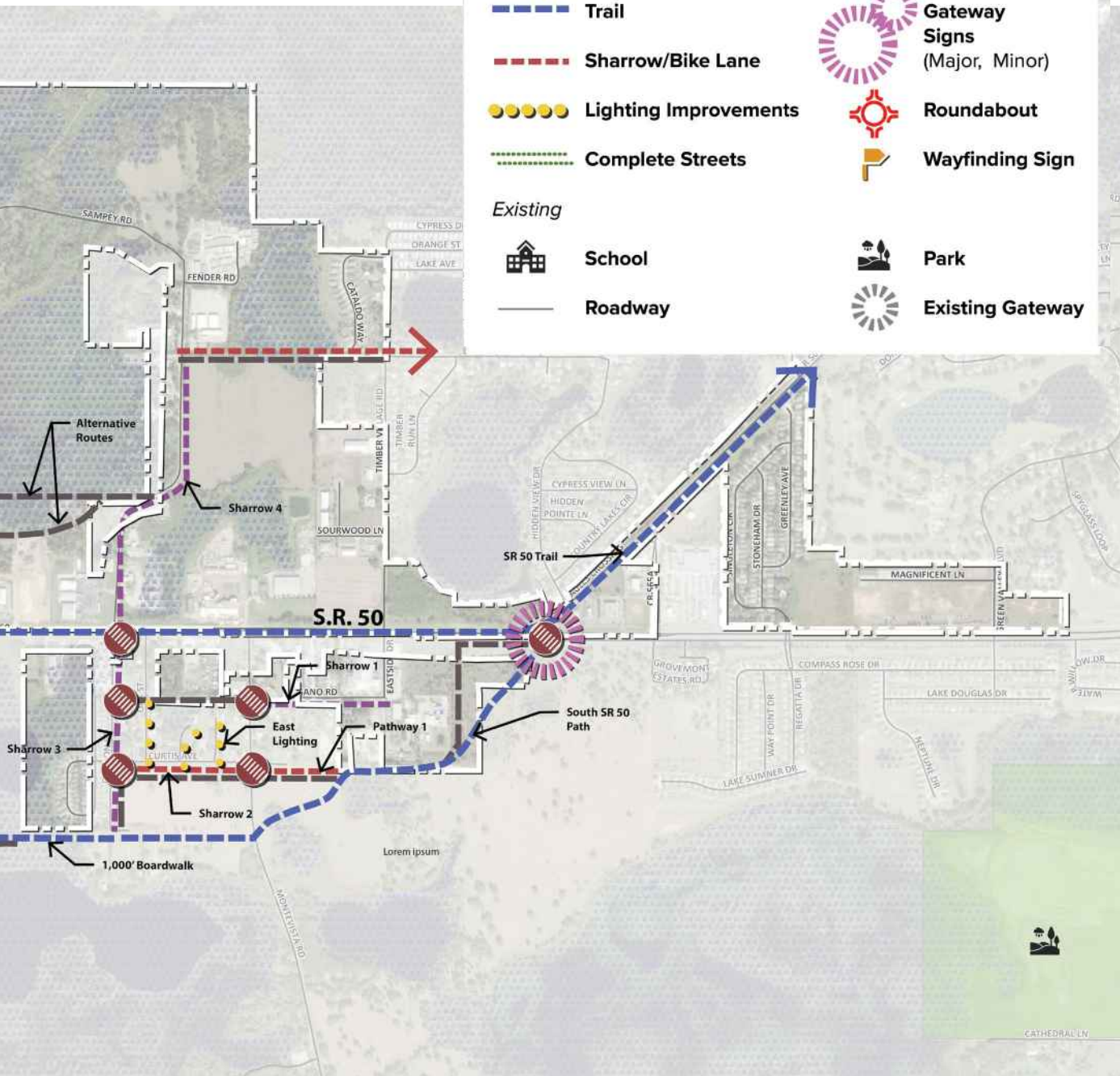


*Proposed*

Existing

———— **Roadway**

### Existing Gateway



### ROADWAY IMPROVEMENTS

The roadway improvements proposed within this plan have three (3) primary objectives:

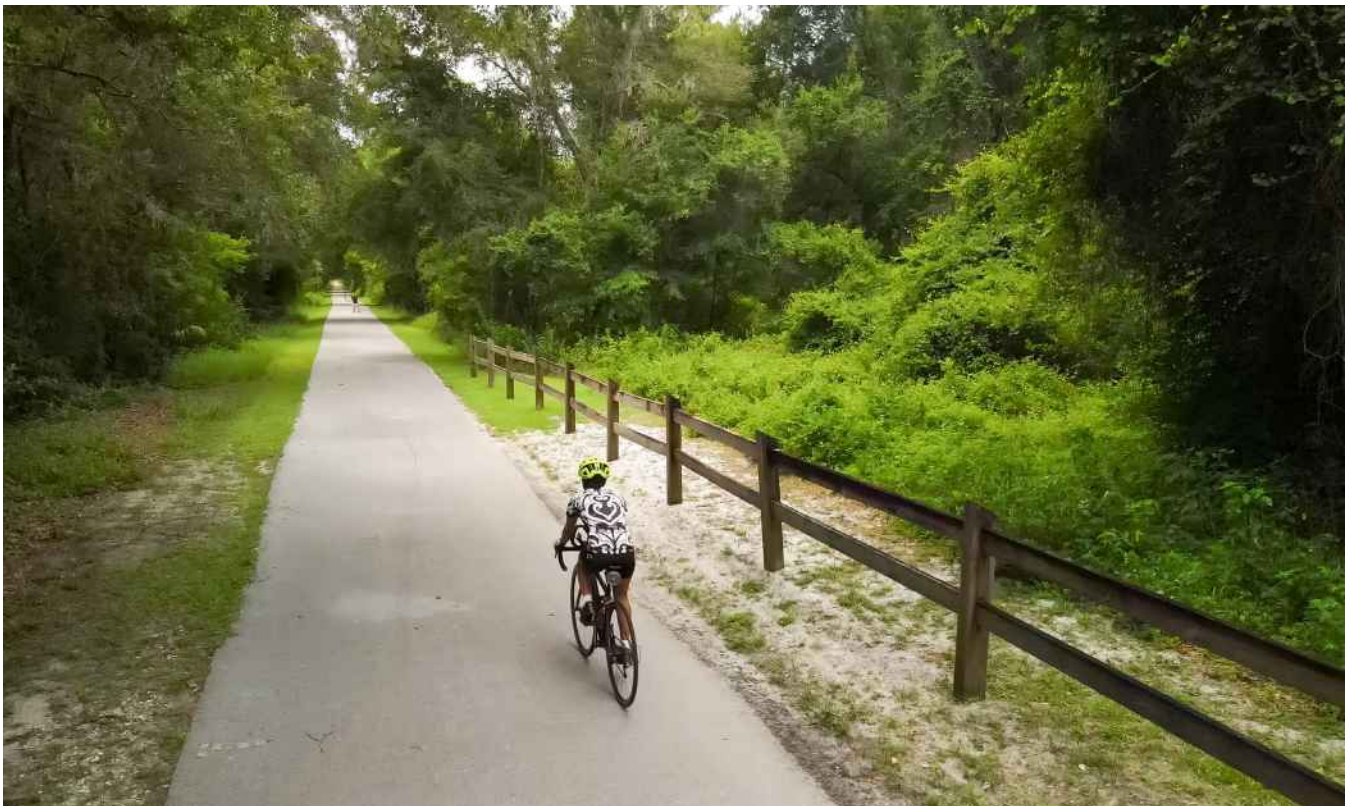
1. Reduce the number of local trips which require the use of SR 50,
2. Develop logical and environmentally-sensitive connections between existing developments, and
3. Ensure that all roadway improvements are compatible with FDOT's SR 50 realignment project.

The proposed improvements are shown on the previous page and made part of the Conceptual Master Plan included in a later section. Roads that are designated to be extended to improve connectivity include: Alabama Avenue, Ardmore Road, Arnold Avenue, Atlantic Avenue, Beverly Drive, Center Avenue, Grove Street, Jim Payne Road, Ledbetter Street, and Mount Pleasant Road.

### TRAIL IMPROVEMENTS

Several miles of new and improved pedestrian and bicycle facilities are proposed within the Redevelopment Area as well. New trails have been proposed in strategic locations throughout Downtown Groveland, including SR 50, surrounding Lake David, and immediately south of Groveland Elementary School. These improvements create new, low-impact connections between important community features such as businesses, parks, schools, and neighborhoods without causing significant impacts to area's rich inventory of natural habitats. These trails also connect users to regional trail networks, such as the Coast to Coast Connector—a multi-use trail that links communities across the Central Florida region.

This plan also proposes to improve existing connections as well, via the extension or implementation of nonmotorized paths along active area corridors. As shown in the conceptual master plan, pedestrian and bicycle improvements have been proposed along existing streets, such as S Main Avenue, Villa City Road, E Magnolia Street, SR 33, Division Street, and several other roadways throughout the Redevelopment Area.





## WAYFINDING AND GATEWAY IMPROVEMENTS

Wayfinding signage is recommended at the intersection of major roads and near important community assets including, but is not limited to, Lake David Park, the Groveland Historic Center, Elese Tomlin Center, Festival Park, City Hall, and the Groveland Public Safety Complex.

Proposed gateways within Redevelopment Area include a major feature near the Redevelopment Area's eastern boundary on SR 50, similar to the existing gateway on the west side, and minor gateway features marking the entrance to the downtown core. An archway, or similar feature, is proposed for the SRs 50 and 19 intersection. Other minor gateway features (monuments, statues or art installations) are proposed at State Roads 50 and 33, and SR 50 and Texas Avenue.

## LIGHTING IMPROVEMENTS

Lighting improvements are intended to be installed at strategic locations throughout the Redevelopment Area. These areas include the downtown core, primarily along designated 'complete streets,' and within several of the Redevelopment Area's existing neighborhoods. The intent of this improvement is to not only provide a quality of life improvement to Redevelopment Area businesses, residents, and visitors, but also to support the safety of the community through basic crime prevention measures. It is the intent of the CRA that these lights will be context sensitive—complementing the aesthetics and character of the neighborhood in which they are located.

## STORMWATER IMPROVEMENTS

To reduce the occurrence of localized flooding, maintain the urban fabric, and reduce the cost of development, the CRA intends to install stormwater improvements throughout the Redevelopment Area based upon need and practicality. One priority area is Orange Avenue, where excess flooding and still water is likely to degrade historic structures, cripple area mobility options, and limit access to local businesses. This project, along with several other planned stormwater improvements, will be detailed in an updated stormwater master plan.







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# POINT 3: BUSINESS RECRUITMENT AND RETENTION

# BUSINESS RECRUITMENT & RETENTION

## SHORT-TERM

The City of Groveland Community Redevelopment Agency understands that the heart of any redevelopment plan is local business support through the use of recruitment and retention programming. That is why the CRA continues to provide and evolve its recruitment and retention efforts. Moving forward, the CRA, in partnership with its public and private partners, will market the Redevelopment Area and development incentives more forcefully, which will include identifying and reaching potential developers and documenting site opportunities that meet their proformas.

## RECRUITMENT

### **AVAILABLE** TOOLS/INCENTIVES INCLUDE:

- Impact fee deferment and amortization
- Development review and permit fee grants
- Expedited permitting and assistance through the development application and review process
- Tax-increment refund opportunities for qualifying projects

### **ADDITIONAL** TOOLS INCLUDE:

- Public-Private Partnerships
- Increase residential presence in the CRA
- Concierge attention to developer inquiries
- List of potential businesses and institutions
- Marketing activities

**The CRA will market more forcefully, including identifying and reaching potential developers and documenting site opportunities that meet their proformas.**



# RETENTION

## **AVAILABLE** TOOLS/INCENTIVES INCLUDE:

- Façade Improvement Grants
- Incentives for building expansion
- Assistance with infrastructure improvements
- Business counsel









# POINT 4 REINFORCE CONNECTIONS

# REINFORCE CONNECTIONS

## MID-TERM

The vision for the City of Groveland Community Redevelopment Area is a district with a vibrant economy with businesses, a diverse and affordable housing inventory, and local amenities which celebrate the area's rich history and natural ecology. To maximize the economic benefit of these individual features, the CRA, in tandem with public and private sector partners, must reinforce connections between these features (particularly within the Downtown Core), so that residents and visitors alike can enter and remain within the Redevelopment Area to address their need for goods and services.

Although the Goals, Action Strategies, and Projects presented in this plan are designed to improve the economic outlook of the Redevelopment Area, very few have proven more effective in connecting patrons and providers than a comprehensive complete street program. Complete streets can be described as transportation facilities designed to accommodate safely all users, regardless of age, ability, or mode of transportation. Thus, several complete street improvements have been chosen for implementation within the Redevelopment Area, including (but not limited to) traffic calming measures, safe crosswalks, on street parking, street trees and other landscaping, lighting, shade, and bicycle facilities of various types. When implemented, the result of this effort will be a more pedestrian and bicycle-friendly downtown, where visitors and residents alike (regardless of their chosen method of transportation) can safely travel between work, shops, parks, restaurants, event centers, and housing—all without leaving Downtown Groveland.



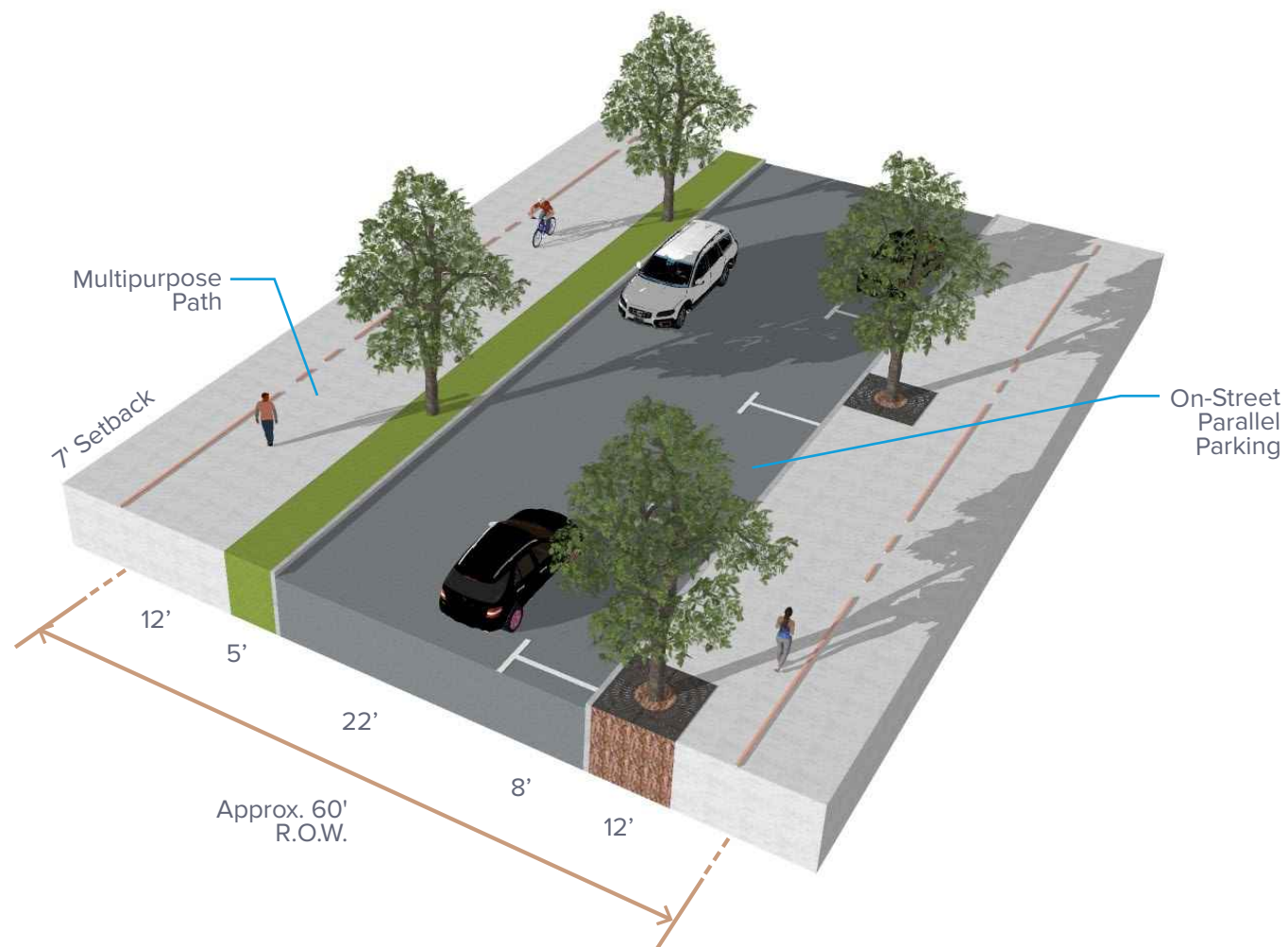


# DOWNTOWN CORE



# Orange Street

## Multi-Purpose Path





# Broad Street Streetscape Improvements

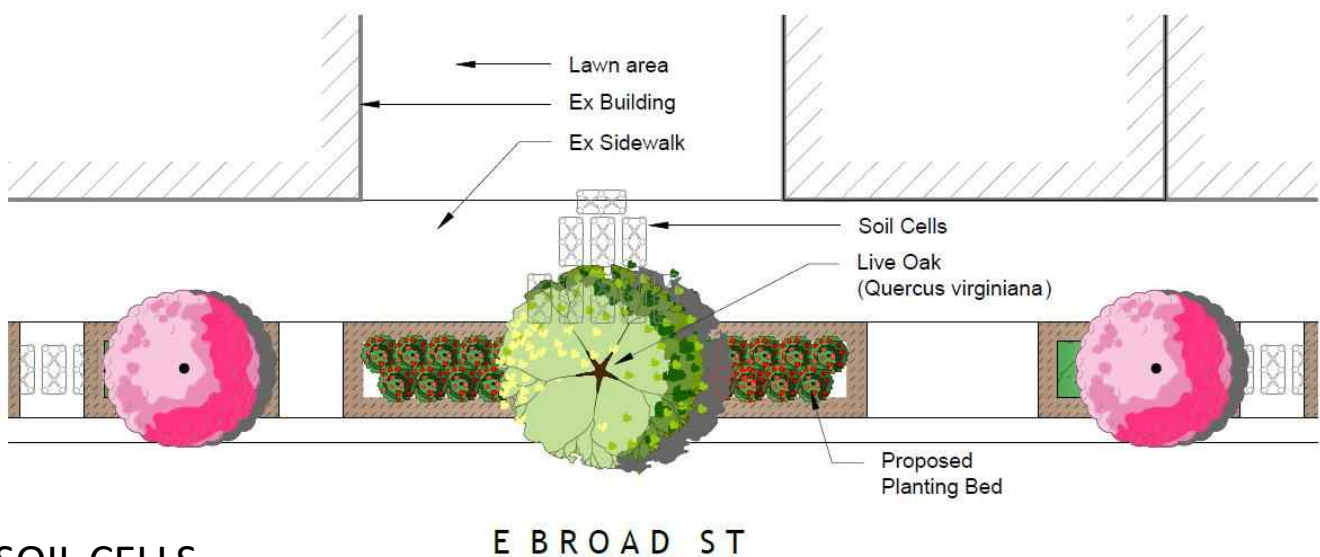
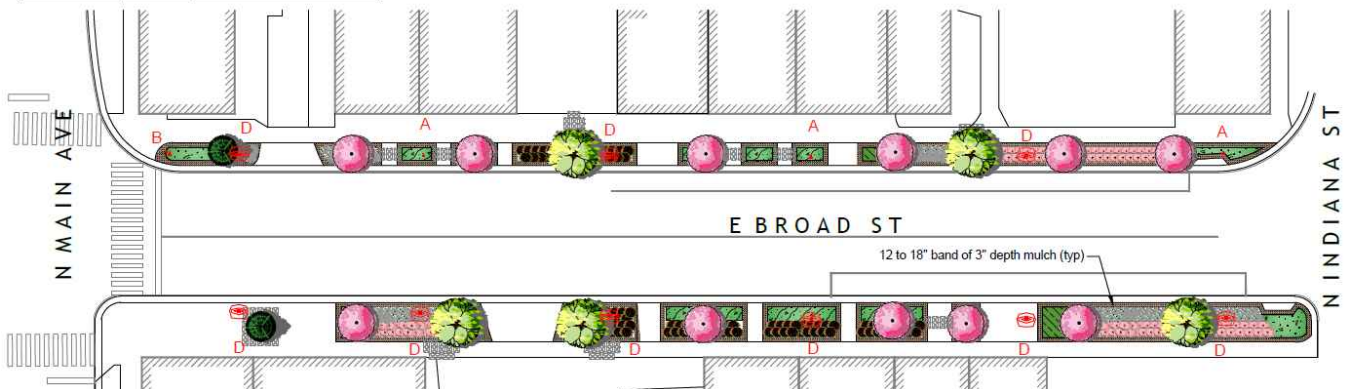
## LEGEND

SOIL CELLS (SILVA CELL OR APPROVED EQUIVALENT)

| Symbol | Label | New or Existing Pole |
|--------|-------|----------------------|
|        | A     | NEW POLE             |
|        | B     | NEW POLE             |
|        | C     | EXISTING POLE        |
|        | D     | NEW POLE             |

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME   | CONT    | CAL                          |
|-------|-----|---|---------|------------------------------|
|       | 11  | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | 100 gal | 4" CAL, 13' HT, SINGLE TRUNK |
|       | 5   | Quercus virginiana 'Cathedral' / Cathedral Live Oak             | B&B     | 5.5" CAL, 17 FT HT           |
|       | 2   | Taxodium distichum / Bald Cypress                               | 100 gal | 4.5" CAL                     |



## SOIL CELLS

Source: City of Groveland, 2020





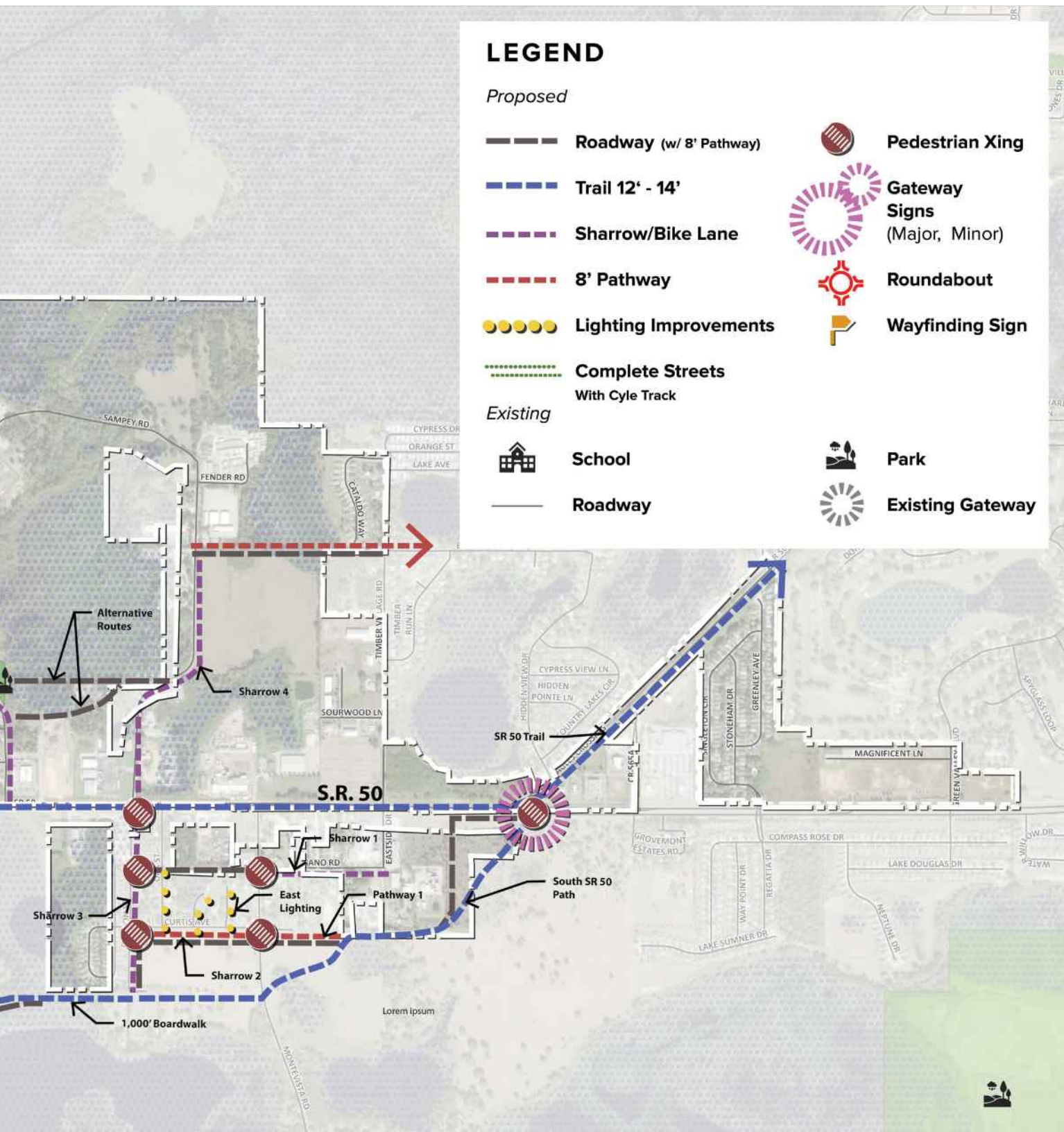
A scenic view of a calm body of water, likely a lake or a wide river. In the foreground, a green and white kayak is partially visible, resting on a wooden dock. The water is still, reflecting the surrounding greenery and the clear blue sky. In the middle ground, a small white boat with a blue canopy is anchored near a dense line of trees and reeds. The background is filled with lush green trees and a clear blue sky. A large white circle is superimposed over the upper half of the image, containing the title text.

# CONCEPTUAL MASTER PLAN



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# CRA Master Plan: Core

This aerial map illustrates the 'Core' area of the CRA Master Plan. The map features Lake David in the lower-left quadrant. A major road, S.R. 50, runs horizontally across the upper-middle section. Several colored zones are delineated: Zone A (light blue) is located in the upper-left; Zone B (purple) is situated south of S.R. 50 and west of Lake David; Zone C (orange) is east of Zone B; Zone D (yellow) is further east; Zone E (light blue) is located north of Zone B and east of S.R. 50; and Zone F (light blue) is located north of Zone E. A large black arrow points from the upper-left towards the center. A red line with circular markers runs along the eastern edge of the colored zones, with a red arrow pointing south towards the bottom right. Various streets are labeled, including S.R. 50, S.R. 100, S.R. 150, S.R. 200, S.R. 250, S.R. 300, S.R. 350, S.R. 400, S.R. 450, S.R. 500, S.R. 550, S.R. 600, S.R. 650, S.R. 700, S.R. 750, S.R. 800, S.R. 850, S.R. 900, S.R. 950, S.R. 1000, S.R. 1050, S.R. 1100, S.R. 1150, S.R. 1200, S.R. 1250, S.R. 1300, S.R. 1350, S.R. 1400, S.R. 1450, S.R. 1500, S.R. 1550, S.R. 1600, S.R. 1650, S.R. 1700, S.R. 1750, S.R. 1800, S.R. 1850, S.R. 1900, S.R. 1950, S.R. 2000, S.R. 2050, S.R. 2100, S.R. 2150, S.R. 2200, S.R. 2250, S.R. 2300, S.R. 2350, S.R. 2400, S.R. 2450, S.R. 2500, S.R. 2550, S.R. 2600, S.R. 2650, S.R. 2700, S.R. 2750, S.R. 2800, S.R. 2850, S.R. 2900, S.R. 2950, S.R. 3000, S.R. 3050, S.R. 3100, S.R. 3150, S.R. 3200, S.R. 3250, S.R. 3300, S.R. 3350, S.R. 3400, S.R. 3450, S.R. 3500, S.R. 3550, S.R. 3600, S.R. 3650, S.R. 3700, S.R. 3750, S.R. 3800, S.R. 3850, S.R. 3900, S.R. 3950, S.R. 4000, S.R. 4050, S.R. 4100, S.R. 4150, S.R. 4200, S.R. 4250, S.R. 4300, S.R. 4350, S.R. 4400, S.R. 4450, S.R. 4500, S.R. 4550, S.R. 4600, S.R. 4650, S.R. 4700, S.R. 4750, S.R. 4800, S.R. 4850, S.R. 4900, S.R. 4950, S.R. 5000, S.R. 5050, S.R. 5100, S.R. 5150, S.R. 5200, S.R. 5250, S.R. 5300, S.R. 5350, S.R. 5400, S.R. 5450, S.R. 5500, S.R. 5550, S.R. 5600, S.R. 5650, S.R. 5700, S.R. 5750, S.R. 5800, S.R. 5850, S.R. 5900, S.R. 5950, S.R. 6000, S.R. 6050, S.R. 6100, S.R. 6150, S.R. 6200, S.R. 6250, S.R. 6300, S.R. 6350, S.R. 6400, S.R. 6450, S.R. 6500, S.R. 6550, S.R. 6600, S.R. 6650, S.R. 6700, S.R. 6750, S.R. 6800, S.R. 6850, S.R. 6900, S.R. 6950, S.R. 7000, S.R. 7050, S.R. 7100, S.R. 7150, S.R. 7200, S.R. 7250, S.R. 7300, S.R. 7350, S.R. 7400, S.R. 7450, S.R. 7500, S.R. 7550, S.R. 7600, S.R. 7650, S.R. 7700, S.R. 7750, S.R. 7800, S.R. 7850, S.R. 7900, S.R. 7950, S.R. 8000, S.R. 8050, S.R. 8100, S.R. 8150, S.R. 8200, S.R. 8250, S.R. 8300, S.R. 8350, S.R. 8400, S.R. 8450, S.R. 8500, S.R. 8550, S.R. 8600, S.R. 8650, S.R. 8700, S.R. 8750, S.R. 8800, S.R. 8850, S.R. 8900, S.R. 8950, S.R. 9000, S.R. 9050, S.R. 9100, S.R. 9150, S.R. 9200, S.R. 9250, S.R. 9300, S.R. 9350, S.R. 9400, S.R. 9450, S.R. 9500, S.R. 9550, S.R. 9600, S.R. 9650, S.R. 9700, S.R. 9750, S.R. 9800, S.R. 9850, S.R. 9900, S.R. 9950, S.R. 10000, S.R. 10050, S.R. 10100, S.R. 10150, S.R. 10200, S.R. 10250, S.R. 10300, S.R. 10350, S.R. 10400, S.R. 10450, S.R. 10500, S.R. 10550, S.R. 10600, S.R. 10650, S.R. 10700, S.R. 10750, S.R. 10800, S.R. 10850, S.R. 10900, S.R. 10950, S.R. 11000, S.R. 11050, S.R. 11100, S.R. 11150, S.R. 11200, S.R. 11250, S.R. 11300, S.R. 11350, S.R. 11400, S.R. 11450, S.R. 11500, S.R. 11550, S.R. 11600, S.R. 11650, S.R. 11700, S.R. 11750, S.R. 11800, S.R. 11850, S.R. 11900, S.R. 11950, S.R. 12000, S.R. 12050, S.R. 12100, S.R. 12150, S.R. 12200, S.R. 12250, S.R. 12300, S.R. 12350, S.R. 12400, S.R. 12450, S.R. 12500, S.R. 12550, S.R. 12600, S.R. 12650, S.R. 12700, S.R. 12750, S.R. 12800, S.R. 12850, S.R. 12900, S.R. 12950, S.R. 13000, S.R. 13050, S.R. 13100, S.R. 13150, S.R. 13200, S.R. 13250, S.R. 13300, S.R. 13350, S.R. 13400, S.R. 13450, S.R. 13500, S.R. 13550, S.R. 13600, S.R. 13650, S.R. 13700, S.R. 13750, S.R. 13800, S.R. 13850, S.R. 13900, S.R. 13950, S.R. 14000, S.R. 14050, S.R. 14100, S.R. 14150, S.R. 14200, S.R. 14250, S.R. 14300, S.R. 14350, S.R. 14400, S.R. 14450, S.R. 14500, S.R. 14550, S.R. 14600, S.R. 14650, S.R. 14700, S.R. 14750, S.R. 14800, S.R. 14850, S.R. 14900, S.R. 14950, S.R. 15000, S.R. 15050, S.R. 15100, S.R. 15150, S.R. 15200, S.R. 15250, S.R. 15300, S.R. 15350, S.R. 15400, S.R. 15450, S.R. 15500, S.R. 15550, S.R. 15600, S.R. 15650, S.R. 15700, S.R. 15750, S.R. 15800, S.R. 15850, S.R. 15900, S.R. 15950, S.R. 16000, S.R. 16050, S.R. 16100, S.R. 16150, S.R. 16200, S.R. 16250, S.R. 16300, S.R. 16350, S.R. 16400, S.R. 16450, S.R. 16500, S.R. 16550, S.R. 16600, S.R. 16650, S.R. 16700, S.R. 16750, S.R. 16800, S.R. 16850, S.R. 16900, S.R. 16950, S.R. 17000, S.R. 17050, S.R. 17100, S.R. 17150, S.R. 17200, S.R. 17250, S.R. 17300, S.R. 17350, S.R. 17400, S.R. 17450, S.R. 17500, S.R. 17550, S.R. 17600, S.R. 17650, S.R. 17700, S.R. 17750, S.R. 17800, S.R. 17850, S.R. 17900, S.R. 17950, S.R. 18000, S.R. 18050, S.R. 18100, S.R. 18150, S.R. 18200, S.R. 18250, S.R. 18300, S.R. 18350, S.R. 18400, S.R. 18450, S.R. 18500, S.R. 18550, S.R. 18600, S.R. 18650, S.R. 18700, S.R. 18750, S.R. 18800, S.R. 18850, S.R. 18900, S.R. 18950, S.R. 19000, S.R. 19050, S.R. 19100, S.R. 19150, S.R. 19200, S.R. 19250, S.R. 19300, S.R. 19350, S.R. 19400, S.R. 19450, S.R. 19500, S.R. 19550, S.R. 19600, S.R. 19650, S.R. 19700, S.R. 19750, S.R. 19800, S.R. 19850, S.R. 19900, S.R. 19950, S.R. 20000, S.R. 20050, S.R. 20100, S.R. 20150, S.R. 20200, S.R. 20250, S.R. 20300, S.R. 2035













# GOALS, ACTION STRATEGIES, & PROJECTS





A PLAN FOR THE FUTURE

The vision for the Groveland Community Redevelopment Area is to preserve the traditional urban character of the area, enhance public spaces for use by residents and visitors, promote the redevelopment of targeted sites, invest on roadway improvements that would improve the walkability of the area, and capitalize on projects that will help attract large employers to the area. The following Goals and Action Strategies present detailed programming options to facilitate the implementation of the vision and Four-Point Action Plan. They also provide an outline for the day-to-day administration of the Groveland Redevelopment Agency.

ADMINISTRATION

GOAL 1

The Groveland Community Redevelopment Agency (CRA) will maintain the requisite administrative and financial mechanisms to ensure the continued cost-effective operations of the Agency.

ACTION STRATEGIES

1.1

The Groveland CRA shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Groveland Community Redevelopment Plan.

1.2

The Groveland CRA shall coordinate with the City Manager’s Office, Community Development Department, Transportation and Public Works Department and Finance Department to develop cost effective, annual budgets and work programs that will provide administrative and operational support for CRA activities.

1.3

The Groveland CRA shall provide a copy of the Agency’s Annual Budget to the Clerk of the Lake County Board of County Commissioners within ten (10) days after its formal adoption by the City.

1.4

The Groveland CRA shall administer and coordinate the implementation of Groveland Community Redevelopment Plan with municipal, county and regional redevelopment objectives.

1.5

The Groveland CRA will maintain a current digital map of the Community Redevelopment Area and post the map on the CRA’s website.

1.6

The Groveland CRA **staff** shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.

1.7

The Groveland CRA **Governing Board** members shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.



## 1.8

The Groveland CRA staff shall hold regularly scheduled Redevelopment Plan Implementation status meetings and briefings with the Lake County Board of County Commissioners representing the district, Lake County representatives of the Lake-Sumter Metropolitan Planning Organization (MPO), City Council members, and the Lake County Office of Planning and Zoning staff.

### PROJECTS/ACTIVITIES

- Post digital map of the Groveland Community Redevelopment Area boundary online
- Prepare regularly scheduled Community Redevelopment Plan Implementation Status Memos
- Host and Facilitate regularly scheduled Community Redevelopment Plan Implementation Meetings with Lake County Office of Planning and Zoning staff and representative District County Commissioner(s)
- Provide Groveland CRA Board Meeting Notifications– (invitations) to Lake County’s Public Works, Transit, Planning & Zoning, and Economic Development staff
- Register Groveland CRA Board Members to attend CRA Basics 101 Training Course provided by the Florida Redevelopment Association (FRA)
- Register Groveland CRA Board Members to attend Public Office/CRA Ethics Training Course provided by the Florida League of Cities (FLC)

## GOAL 2

The Groveland CRA will comply with the requirements of the Florida Statutes.

### ACTION STRATEGIES

## 2.1

The Groveland CRA and its operations shall be reviewed and audited, annually as part of City of Groveland’s Comprehensive Annual Financial Report (CAFR).

## 2.2

The Groveland CRA shall ensure that information from the CAFR is incorporated into the Agency’s Annual Reports.

## 2.3

The Groveland CRA shall distribute copies of the Redevelopment Agency’s Annual Report and Agency-related portions of the City’s Annual CAFR to the Clerk of the Lake County Board of County Commissioners on or before March 31st of each year and post the Agency’s Annual Report on the Groveland CRA’s website.

## 2.4

The Groveland CRA shall provide the Annual Fees (Agency Registration Fee) and Updates to the Agency’s status to the Office of Special District Accountability at the Florida Department of Economic Opportunity (<http://floridajobs.org/communityplanning-and-development/special-districts/special-district-accountability-program>).

## 2.5

The Groveland CRA shall prepare an Annual Audit (third-party audit) or shall be included in the City of Groveland’s Annual Audit. ([www.myflorida.com/audgen](http://www.myflorida.com/audgen)).

### PROJECTS/ACTIVITIES

- Audit of Groveland CRA as part of City of Groveland’s CAFR
- Prepare the Groveland CRA’s Annual Report
- Distribute the Groveland CRA’s Annual Report and Audit to Lake County Clerk
- Upload the Groveland CRA’s Annual Report and Audit Online
- Annually (September 30) update the Groveland CRA’s website posting the Annual Budget (Proposed and Adopted), Board membership and contract information



**GOAL 3**

The Groveland CRA shall identify community stakeholders, thought leaders and partners to assist in the implementation of the Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

**ACTION STRATEGIES**

**3.1**

The Groveland CRA shall coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and “listening” sessions to provide project updates and identify potential programming needs and opportunities.

**3.2**

The Groveland CRA may utilize public-private partnerships, interagency and interlocal agreements where applicable, in accordance with Florida Statutes, to facilitate the implementation of the Groveland Community Redevelopment Plan.

**3.3**

The Groveland CRA may contract with professional firms or organizations to implement specific Goals, Policies, Projects/Activities in accordance with Florida Statute requirements, relevant determinations from the Florida Attorney General’s Office, and the adopted purchasing protocols of the City of Groveland.

*PROJECTS/ACTIVITIES*

- Facilitate regularly scheduled community briefing and “listening” sessions with local business associations, merchant groups, South Lake County Chamber of Commerce and other organizations
- Compile a list of key stakeholders, business representatives, faith-community representatives, neighborhood representatives, thought leaders and residents for an “invite-list” and “notification-list” for community briefings and listening sessions.

**GOAL 4**

The Groveland CRA shall evaluate opportunities for site and facility acquisition to implement the Goals, Action Strategies and Projects/Activities of the Groveland Community Redevelopment Plan.

**ACTION STRATEGIES**

**4.1**

The Groveland CRA shall prepare a GIS inventory of vacant, publicly-owned, and other properties within the Community Redevelopment Area for evaluation and consideration of acquisition to facilitate the implementation of the Community Redevelopment Plan.


**4.2**

The Groveland CRA may utilize aggregation of parcels and properties within the Community Redevelopment Area to facilitate the implementation of the Community Redevelopment Plan.

**4.3**

The Groveland CRA may utilize public private partnerships, interagency and interlocal agreements, where applicable, in accordance with Florida Statutes,





to enable the acquisition of sites and facilities needed to implement the Groveland Community Redevelopment Plan.

#### 4.4

The Groveland CRA may contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, and the adopted purchasing protocols of the City of Groveland to implement specific Goals, Action Strategies, and Projects/Activities contained in the Groveland Community Redevelopment Plan.

##### *PROJECTS/ACTIVITIES*

- Prepare a GIS inventory of vacant, publicly-owned, and other properties within the Community Redevelopment Area

## HOUSING

### GOAL 5

The Groveland CRA shall promote, encourage and incentivize homeownership within the Redevelopment Area.

#### ACTION STRATEGIES

##### 5.1

The Groveland CRA shall establish residential improvement and stabilization grant programs to provide funding for the redevelopment and repair of owner-occupied residential structures within the Redevelopment Area.

##### 5.2

The Groveland CRA shall evaluate the implementation of additional residential improvement programming for existing homeowners within the Redevelopment Area and additional home purchasing assistance (e.g. down payment assistance and closing cost assistance) programming for those seeking to buy a home within the Redevelopment Area.

##### 5.3

The Groveland CRA shall evaluate for implementation the potential use of Tax Increment Fund (TIF) rebates/recapture programs to encourage the purchase and occupancy of single family residences by City and County employees.

##### 5.4

On a regular basis, the Groveland CRA shall offer residents who live within the Redevelopment Area legal education and consultations regarding title clearing options, resources, services and home purchasing processes.

##### *PROJECTS/ACTIVITIES*

- Facilitate homeownership educational workshops for residents of the CRA to provide information and guidance about available home ownership programming, their rights, title clearances and home financing options.



**GOAL 6**

The Groveland CRA shall support the City of Groveland’s efforts to encourage the development of a variety of housing products and price points within the Groveland Community Redevelopment Area.

**ACTION STRATEGIES**

**6.1**  
The Groveland CRA shall work with City Staff to develop regulatory incentives in the Groveland Code of Ordinances/Land Development regulations that encourages the inclusion of low-income dwelling units in market rate housing projects.

**6.2**  
The Groveland CRA shall explore available funding sources for workforce and senior housing development within the Redevelopment Area.

**6.3**  
The Groveland CRA shall develop a marketing strategy and plan to incentivize developers and investors to construct multifamily housing products within the Community Redevelopment Area.

**6.4**  
The Groveland CRA shall collaborate with City Community Development staff to develop regulatory incentives (such as density or intensity bonuses) for higher-density mixed-use development within downtown Groveland.

**6.5**  
The Groveland CRA shall work with City Community Development staff to incentivize the construction and rehabilitation of low-density residential developments within existing single family neighborhoods.

**6.6**  
The Groveland CRA shall establish an inventory of all lots and parcels within the Redevelopment Area that are not in conformance with minimal lot size standards and identify immediate opportunities for aggregation of substandard lots into parcels that conform with the City’s land development regulations.

**6.7**  
The Groveland CRA shall distribute vacant and nonconforming parcel data to local residential developers and home ownership agencies (such as Habitat for Humanity) to encourage the use of these parcels for future development.

**6.8**  
The Groveland CRA shall establish working relationships with local landlord associations and short-term rental managers to address property management issues and provide education to landlords and/or their tenants regarding rental responsibilities and rights development.

**GOAL 7**

The Groveland CRA shall support the City of Groveland in preserving the City’s rich inventory of historic housing and neighborhoods.

**ACTION STRATEGIES**

**7.1**  
The Groveland CRA shall research funding opportunities to create a historic housing restoration grant program to protect historic structures from demolition.





## 7.2

The Groveland CRA shall work with City Staff to develop incentives that encourage property owners of historic single-family to multifamily conversions to revert their structures back to single family uses.

## 7.3

The Groveland CRA shall work with City Staff to evaluate and develop historic preservation policies and programming to encourage the preservation of historic structures within the Groveland Community Redevelopment Area.

## 7.4

The Groveland CRA shall assist the City’s Community Development Department in identifying structures suitable for potential local designation within the Redevelopment Area.

## 7.5

The Groveland CRA shall assist the City’s Community Development Department in nominating historically significant structures for inclusion in the National Historic Register.

# COMMUNITY AND CULTURE

## GOAL 8

The Groveland CRA shall prioritize marketing efforts for the Redevelopment Area.

### ACTION STRATEGIES

#### 8.1

The Groveland CRA shall prepare programming and event content for distribution on the City’s social media accounts across multiple platforms, which the Agency shall update regularly with the new events and content regarding the CRA’s activities, programming and events.

## 8.2

The Groveland CRA shall develop and distribute an image survey, and other marketing materials, to investors and developers throughout the region to understand Groveland’s unique advantages and opportunities to prospective investors.

## 8.3

The Groveland CRA shall develop a marketing package for prospective investors that showcases redevelopment and economic development opportunities in the Groveland Community Redevelopment Area.

## GOAL 9

The Groveland CRA shall act as a liaison, resource, and advocate for existing and potential businesses within the Community Redevelopment Area.

### ACTION STRATEGIES

#### 9.1

The Groveland CRA shall research loan and grant opportunities for small businesses for applicability of implementation.

#### 9.2

The Groveland CRA shall host quarterly luncheons with Groveland business owners and merchants to discuss the challenges and opportunities facing businesses in Groveland.

#### 9.3

The Groveland CRA shall support ‘shop local’ campaigns on social media to support small businesses within the Redevelopment Area.



**GOAL 10**

The Groveland CRA shall coordinate with local, county, regional, and state partners to promote local events and projects that advance the redevelopment strategies of the CRA.

**ACTION STRATEGIES**

**10.1**

The Groveland CRA shall notify Lake County and regional agencies, law enforcement and public safety, when large events are planned within the Groveland Redevelopment Area.

**10.2**

The Groveland Redevelopment Agency shall work with Visit Florida to promote Groveland as a historic Florida City and redevelopment destination.

**ECONOMIC DEVELOPMENT**

**GOAL 11**

The Groveland CRA shall increase private sector investment, business development and economic activity within the Community Redevelopment Area.

**ACTION STRATEGIES**

**11.1**

The Groveland CRA shall evaluate additional regulatory and financial incentives for potential implementation that encourages private sector investment and business development within the Community Redevelopment Area. Regulatory incentive examples may include but are not limited to reduced/eliminated parking requirements, reduced open space requirements and increased building height limitations where appropriate; financial incentives may include but are not limited to tax-increment recapture programs, tax abatement programs, City and County impact fee assistance, and rental subsidies for targeted businesses.

**11.2**

The Groveland CRA shall continue to work with the City’s Economic Development Department, Lake County’s Agency for Prosperity and Elevate Lake (Lake County Economic Development and Visitor Development), and regional economic development partners to attract private investment, tourism and business relocations to the Redevelopment Area.

**GOAL 12**

The Groveland CRA shall support small businesses, start-up businesses and support entrepreneurial activity within the Redevelopment Area.

**ACTION STRATEGIES**

**12.1**

The Groveland CRA shall coordinate with the Orlando Economic Partnership (OEP) and provide information regarding available sites and facilities that may accommodate target industry (e.g. agri-tech/nutraceuticals, manufacturing, aviation/ marine/ composite materials, information technology/ educational services, distribution/ logistics and Life Sciences) development.





## 12.2

The Groveland CRA shall support local job fairs and business recruitment activities that are targeted towards Redevelopment Area residents and businesses.

## 12.3

The Groveland CRA shall act as a resource for new minority-owned and operated startups seeking public and private grant opportunities, training, and partnerships with other agencies (e.g. Small Business Development Center).

## 12.4

The Groveland CRA shall facilitate and support regularly scheduled entrepreneurial education and small business training programs that may be hosted by South Lake Chamber (<https://www.southlakechamber-fl.com/>), Florida SBDC at the University of Central Florida (<https://sbdcorlando.com/lakecounty/>), Center for Entrepreneurial Leadership (<https://cel.ucf.edu/>), US Small Business Administration (<https://www.sba.gov/>), Prospera Advancing Hispanic Business (<https://prosperausa.org/>), the Black Business Investment Fund (<http://bbifflorida.com/>) and the Florida Virtual Entrepreneur Center (<https://flvec.com/>) for residents, business owners and operators within the Community Redevelopment Area.

## 12.5

The Groveland CRA may provide additional regulatory and financial assistance to small businesses and start-up businesses during periods of national or state declared emergencies, pandemics or other natural disasters to assist residents, companies and business located within the Groveland Community Redevelopment Area.



**GOAL 13**

The Groveland CRA shall enhance the Agency’s community presence and community awareness of the Groveland Community Redevelopment Area and develop the area as a regional destination.

**ACTION STRATEGIES**

**13.1**

The Groveland CRA shall maintain and update its social media presence as part of its weekly, monthly and annual operational and administrative activities.

**13.2**

The Groveland CRA and the City shall evaluate options and alternatives to develop (or refresh) an area “brand” for the Redevelopment Area.

**13.3**

The Groveland CRA shall use the “brand(s)” to develop unique features in the Groveland Community Redevelopment Area (e.g. wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment through public realm improvements within the Redevelopment Area.

**13.4**

The Groveland CRA and the City shall evaluate opportunities to support the development of marketing strategies by local business groups for businesses located within the Groveland Community Redevelopment Area.

**13.5**

The Groveland CRA shall regularly disseminate information about programs and events on the City’s website and social media platforms.

- Support ‘branding/marketing’ workshop with local business owners, artists and merchants
- Develop ( or refresh) and refine the Groveland Community Redevelopment Area brand(s)
- Utilize newly-developed ‘brand/Images’ in updated informational materials detailing the programs and services available through Groveland CRA
- Create and implement an updated Groveland Wayfinding Master Plan and Downtown Groveland Gateways Master Plan

**GOAL 14**

The Groveland CRA shall endeavor leverage the regional destination of Lake David Park with improved connections to the downtown, connections to trail networks, supportive uses and improved visitor amenities (signage, street furnishings, lighting, shade, etc.).

**ACTION STRATEGIES**

**14.1**

The Groveland CRA shall capitalize on the adjacency to the shore of Lake David Park by establishing a connection to the park waterfront through wayfinding signage and improved access corridors (North Lake Avenue, Cherry Street and West Orange Street) that provides enhanced accessibility, awareness and visibility of Lake David Park to the downtown.





## INFRASTRUCTURE

### GOAL 15

The Groveland CRA shall prioritize the timely implementation of the SR-50 Realignment, including, financing, right-of way acquisitions and construction to facilitate the start of construction within 5 years.

#### ACTION STRATEGIES

##### 15.1

The Groveland Community Redevelopment Agency shall evaluate and pursue alternate funding sources for Right-Of-Way acquisition and construction costs. Potential alternative revenue sources may include, but are not limited to, State and Federal grant programs (revolving loan programs, BuildGrants, DEA Technical Assistance Grants, Legislative requests), issuance of public debt, self-financing and public private partnerships.

##### 15.2

The Groveland Community Redevelopment Agency shall evaluate the feasibility of potential public private partnerships to facilitate the Right-Of-Way acquisition and construction of the SR-50 Realignment.

##### 15.3

The Groveland CRA shall support the City efforts to become a voting “member” of the Lake-Sumter MPO.

##### 15.4

The Groveland CRA shall support the City’s efforts to have the SR-50 Realignment project added to the FDOT 5 Year Work Plan and Budget.

### GOAL 16

The Groveland CRA shall improve multimodal connections throughout the Community Redevelopment Area, with prioritization given to connecting neighborhoods adjacent to the Redevelopment Area to downtown, to public facilities, to employment areas, and to public parks located within and adjacent to the Groveland Redevelopment Area.

#### ACTION STRATEGIES

##### 16.1

The Groveland CRA will coordinate with the City’s Parks and Community Services Department; Transportation and Public Works Department and Community Development Department to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods within and adjacent to the Redevelopment Area, downtown Groveland and City facilities and parks.



**GOAL 17**

The Groveland CRA shall evaluate and prioritize streetscaping, street lighting and pedestrian safety improvement opportunities throughout the Community Redevelopment Area.

**ACTION STRATEGIES**

**17.1**

The Groveland CRA shall coordinate with the City’s Transportation and Public Works Department and Community Development Department to prioritize pedestrian-related improvements located within the Redevelopment Area such as streetscape projects, trail connections, crosswalks, street lighting and sidewalk installations/expansions within the Community Redevelopment Plan and Annual Work Plan and Budget.

**17.2**

The Groveland CRA shall coordinate with the City’s Transportation and Public Works Department to identify, evaluate and prioritize potential locations for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths, within the Redevelopment Area, for inclusion in the CRA’s Annual Work Plan and Budget.

**17.3**

The Groveland CRA shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years’ Annual Work Plan and Budget.

**GOAL 18**

The Groveland CRA shall give priority to infrastructure improvements and amenity installation that will facilitate new development and redevelopment projects within the Community Redevelopment Area.

**ACTION STRATEGIES**

**18.1**

The Groveland CRA shall evaluate using TIF funds generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the specific projects’ potential impacts and/or enable the realization of Groveland Community Redevelopment Plan Goals.

**18.2**

The Groveland CRA shall annually evaluate and prepare grant applications for available potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation improvements that are located within or connect to and serve the Groveland Community Redevelopment Area.





## GOAL 19

The Groveland CRA shall assist the City in providing utility and infrastructure improvements that support public events and outdoor activities within the Downtown Groveland Community Redevelopment Area.

### ACTION STRATEGIES

#### 19.1

The Groveland CRA shall, where appropriate, consider using accessible ‘festival street’ designs and improvements when considering streetscape improvements or retrofits.

#### 19.2

The Groveland CRA shall incorporate special event power conduit boxes (i.e. outlet boxes), banner stanchions and “dark-sky” features when evaluating potential streetscape improvements and light pole retrofits or replacements.

#### 19.3

The Groveland CRA will evaluate and support the improvement and management of public parking facilities in the Groveland Community Redevelopment Area to accommodate special events, outdoor activities and to advance the redevelopment strategies of the CRA.

## GOAL 20

The Groveland CRA shall support the City’s efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

### ACTION STRATEGIES

#### 20.1

The Groveland CRA shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements within the Groveland Community Redevelopment Area.

#### 20.2

The Groveland CRA shall coordinate with the Public Works and Engineering Department and the Saint Johns’ River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency’s Annual Work Plan and Budget.



## PUBLIC SPACE AMENITIES

### GOAL 21

The Groveland CRA shall evaluate and identify opportunities to improve or provide additional amenities within public spaces within the Community Redevelopment Area.

#### ACTION STRATEGIES

##### 21.1

The Groveland CRA shall create an inventory and map of all public and City-owned spaces and park facilities within the Redevelopment Area.

##### 21.2

The Groveland CRA shall include placemaking projects and CRA-funded amenity upkeep and maintenance within its Annual Work Plan and Budget.

##### 21.3

The Groveland CRA shall evaluate and identify opportunities, including land acquisition and the demolition of derelict structures, to create additional green and open spaces within the Redevelopment Area.

##### 21.4

The Groveland CRA shall prepare an inventory and asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/air/tool facilities) within all public parks and spaces and City-owned parcels within the Redevelopment Area.

##### 21.5

The Groveland CRA shall coordinate biannually with the Parks and Community Services Department to identify and prioritize parks and recreation-related improvements within the Redevelopment Area for potential inclusion in the CRA’s Annual Work Plan and Budget.

##### 21.6

The Groveland CRA shall coordinate with the Parks and Community Services Department to support improvements, renovations, upgrades, and expansions to the E.L. Puryear Building, Groveland Historical Museum, Groveland Festival Park, John Wesley Griffin Park, David Blanks Playground, and other local public spaces located within the Redevelopment Area Work Plan and Budget.

### GOAL 22

The Groveland CRA shall evaluate and identify opportunities to improve upon or expand Groveland’s existing events and programs within the Redevelopment Area that advance the redevelopment strategies of the CRA.

#### ACTION STRATEGIES

##### 22.1

The Groveland CRA shall support events and festivals that attract significant regional attention Downtown Groveland and encourages local spending and that advance the redevelopment strategies of the CRA.

##### 22.2

The Groveland CRA shall develop and distribute an annual survey to determine user satisfaction with the previous year’s events and programming and ask residents to provide suggestions for improvement.



### 22.3

The Groveland CRA shall encourage local retailers to extend business hours during weeknights, weekends, and for special events.

### 22.4

The Groveland CRA shall work with City of Groveland Staff and Community Leaders to support community garden programs within the Community Redevelopment Area.

## GOAL 23

The Groveland CRA shall implement activities to establish a distinctive character and identity within the Community Redevelopment Area and Downtown Groveland.

### ACTION STRATEGIES

#### 23.1

The Groveland CRA shall install gateway identification at key intersections surrounding the Downtown Redevelopment Area, including, but not limited to the following proposed locations:

- Intersection of SR-50 and FL-33 (East side of Town),
- Intersection of FL-19 (Howey Road) and Broad Street (Center of Town), and
- Intersection of SR-50 and Groveland Farms Road (West side of town)

#### 23.2

The CRA shall initiate a wayfinding signage program implemented throughout the Redevelopment Area to include directions to locally significant features within the Redevelopment Area district, including, but not limited to, Lake David Park, Downtown Groveland, Groveland Historical Center, Elsie Tomlin Center, Festival Park, City Hall, and the Groveland Public Safety Complex.

## PUBLIC HEALTH & SAFETY

### GOAL 24

The Groveland CRA shall advocate for the health and safety of the Redevelopment Area residents, business owners/operators and visitors.

### ACTION STRATEGIES

#### 24.1

The Groveland CRA shall encourage residents and visitors to participate in active transportation (walking, biking) and to do so, it shall invest in additional pedestrian and bicyclist infrastructure within the Redevelopment Area.

#### 24.2

The Groveland CRA shall coordinate with law enforcement to educate and enforce traffic laws in order to protect pedestrians and bicyclists.

#### 24.3

The Groveland CRA shall complete an assessment of street lighting throughout the CRA to improve the safety and aesthetics of the pedestrian-environment infrastructure within the Redevelopment Area.

#### 24.4

The Groveland CRA shall install trees and street furniture throughout the Redevelopment Area to dramatically improve the quality of the pedestrian experience and enhance safety by providing a physical and visible buffer between the pedestrian and the car and encourage slower traffic speeds.

#### 24.5

The Groveland CRA staff shall undergo CPTED Training and identify actionable strategies that can be used by the City of Groveland to reduce occurrences of local crime.



24.6

The Groveland CRA shall create a list of properties that are in danger of becoming deteriorated or dilapidated and coordinate with the City’s Code Enforcement staff to contact those owners and provide tips on avoiding further deterioration.

24.7

The Groveland CRA shall coordinate with Groveland’s Code Enforcement, Lake County’s Code Enforcement, Groveland’s Police Department and the Lake County Sheriff’s Office to identify and address the abandonment of vehicles, illegal dumping and littering within the Redevelopment Area.

24.8

The Groveland CRA shall collaborate with community partners in order to support policies that promote health equity.

24.9

The Groveland CRA shall develop communication tools (in the form of in-person community engagement and social media) to support efforts of policy initiatives for health equity.

24.10

The Groveland CRA shall evaluate public safety improvements for applicability within the Redevelopment Area that include, but are not limited to, on-demand flashing pedestrian crosswalks and emergency call boxes.

redevelopment into pedestrian friendly environments with a unified character/identity.

ACTION STRATEGIES

25.1

The Groveland CRA shall evaluate and propose revisions to the Groveland Code of Ordinances/ Land Development regulations and the City’s Comprehensive Plan for regulations and policies that may potentially discourage the realization of the community redevelopment vision and objectives of the Groveland CRA.

25.2

The Groveland CRA shall work closely with the Community Development Department update the sign code to specifically address signage regulations in the Redevelopment Area.

25.3

The Groveland CRA shall support the implementation of the Groveland Stormwater Master Plan within the Redevelopment Area.

25.4

The Groveland CRA shall develop a policy framework and education tools to use heritage preservation as an economic development tool.

25.5

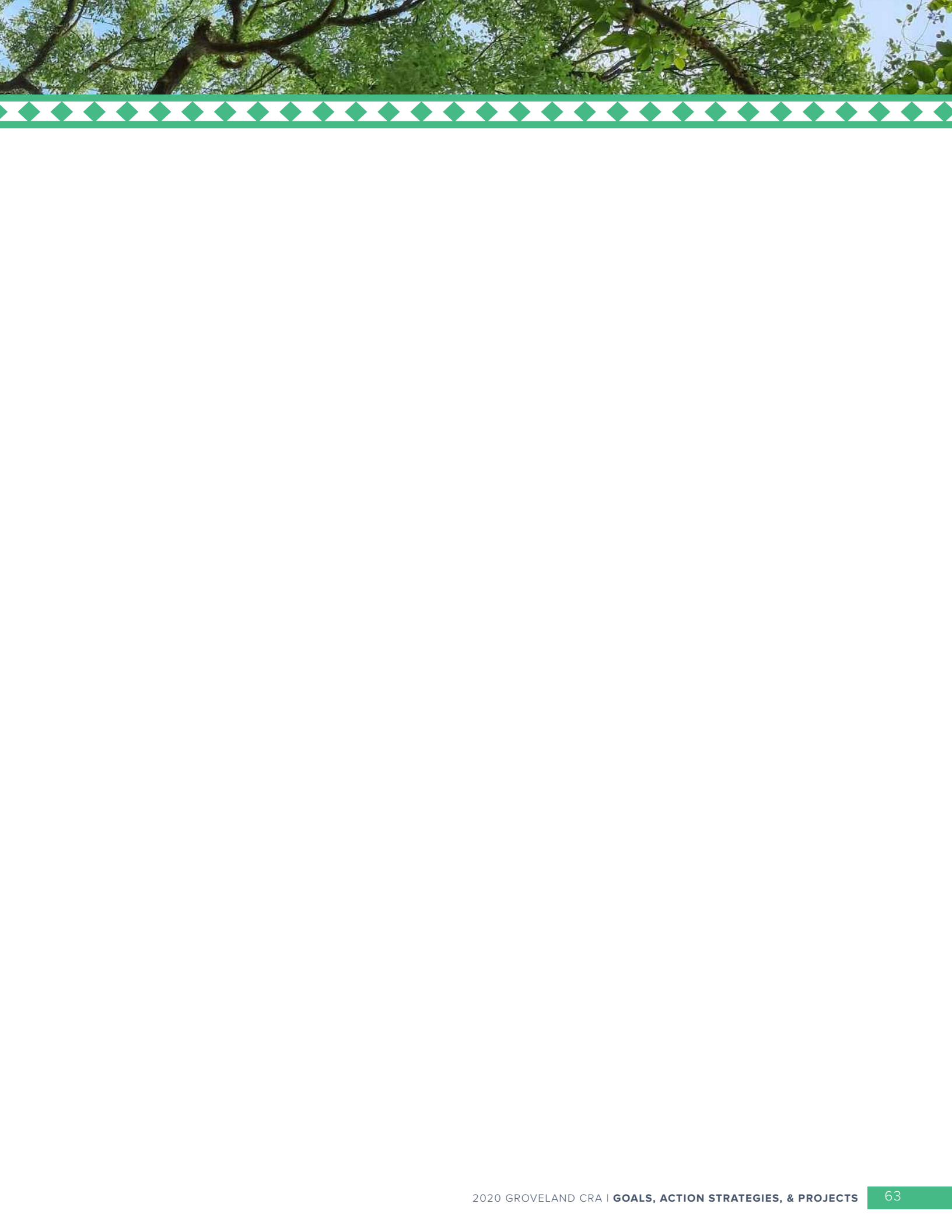
The Groveland CRA working in conjunction with the City, shall include design requirements to provide public open space, connect the street grid, and allow for multimodal access through the site(s), where appropriate, when writing RFQs for the redevelopment of opportunity sites within the Redevelopment Area.

REGULATORY ENVIRONMENT

GOAL 25

The Groveland CRA shall continue to enforce and improve the development regulations applicable to the downtown to shape development and









# BUDGET & REVENUE



# TIF PROJECTIONS & DEBT SERVICE

## Groveland Existing Area - TIF Projections (2.5% Annual Growth Rate)

|                  | Taxable<br>Valuation | Estimated<br>Increment Value | County<br>Contribution<br>@ 95% | City<br>Contribution<br>@ 95% | Total TIF CRA |
|------------------|----------------------|------------------------------|---------------------------------|-------------------------------|---------------|
| <b>BASE 2002</b> | \$31,906,955         |                              |                                 |                               |               |
| <b>2020</b>      | \$122,710,614        | \$90,803,659                 | \$434,138                       | \$448,570                     | \$882,708     |
| <b>2021</b>      | \$125,778,379        | \$93,871,424                 | \$448,805                       | \$463,725                     | \$912,530     |
| <b>2022</b>      | \$128,922,839        | \$97,015,884                 | \$463,839                       | \$479,258                     | \$943,098     |
| <b>2023</b>      | \$132,145,910        | \$100,238,955                | \$479,249                       | \$495,180                     | \$974,429     |
| <b>2024</b>      | \$135,449,557        | \$103,542,602                | \$495,044                       | \$511,500                     | \$1,006,544   |
| <b>2025</b>      | \$138,835,796        | \$106,928,841                | \$511,234                       | \$528,228                     | \$1,039,462   |
| <b>2026</b>      | \$142,306,691        | \$110,399,736                | \$527,828                       | \$545,375                     | \$1,073,203   |
| <b>2027</b>      | \$145,864,358        | \$113,957,403                | \$544,838                       | \$562,950                     | \$1,107,787   |
| <b>2028</b>      | \$149,510,967        | \$117,604,012                | \$562,272                       | \$580,964                     | \$1,143,236   |
| <b>2029</b>      | \$153,248,742        | \$121,341,787                | \$580,143                       | \$599,428                     | \$1,179,571   |
| <b>2030</b>      | \$157,079,960        | \$125,173,005                | \$598,460                       | \$618,355                     | \$1,216,815   |
| <b>2031</b>      | \$161,006,959        | \$129,100,004                | \$617,236                       | \$637,754                     | \$1,254,990   |
| <b>2032</b>      | \$165,032,133        | \$133,125,178                | \$636,480                       | \$657,638                     | \$1,294,119   |
| <b>2033</b>      | \$169,157,936        | \$137,250,981                | \$656,206                       | \$678,020                     | \$1,334,226   |
| <b>2034</b>      | \$173,386,885        | \$141,479,930                | \$676,425                       | \$698,911                     | \$1,375,336   |
| <b>2035</b>      | \$177,721,557        | \$145,814,602                | \$697,149                       | \$720,324                     | \$1,417,473   |
| <b>2036</b>      | \$182,164,596        | \$150,257,641                | \$718,392                       | \$742,273                     | \$1,460,664   |
| <b>2037</b>      | \$186,718,711        | \$154,811,756                | \$740,165                       | \$764,770                     | \$1,504,935   |
| <b>2038</b>      | \$191,386,679        | \$159,479,724                | \$762,483                       | \$787,830                     | \$1,550,313   |
| <b>2039</b>      | \$196,171,346        | \$164,264,391                | \$785,359                       | \$811,466                     | \$1,596,825   |
| <b>2040</b>      | \$201,075,629        | \$169,168,674                | \$808,806                       | \$835,693                     | \$1,644,500   |
| <b>2041</b>      | \$206,102,520        | \$174,195,565                | \$832,840                       | \$860,526                     | \$1,693,366   |
| <b>2042</b>      | \$211,255,083        | \$179,348,128                | \$857,475                       | \$885,980                     | \$1,743,455   |
| <b>2043</b>      | \$216,536,460        | \$184,629,505                | \$882,726                       | \$912,070                     | \$1,794,795   |
| <b>2044</b>      | \$221,949,871        | \$190,042,916                | \$908,608                       | \$938,812                     | \$1,847,420   |
| <b>2045</b>      | \$227,498,618        | \$195,591,663                | \$935,136                       | \$966,223                     | \$1,901,359   |
| <b>2046</b>      | \$233,186,084        | \$201,279,129                | \$962,329                       | \$994,319                     | \$1,956,647   |
| <b>2047</b>      | \$239,015,736        | \$207,108,781                | \$990,201                       | \$1,023,117                   | \$2,013,318   |
| <b>2048</b>      | \$244,991,129        | \$213,084,174                | \$1,018,769                     | \$1,052,636                   | \$2,071,405   |
| <b>2049</b>      | \$251,115,907        | \$219,208,952                | \$1,048,052                     | \$1,082,892                   | \$2,130,944   |
| <b>2050</b>      | \$257,393,805        | \$225,486,850                | \$1,078,067                     | \$1,113,905                   | \$2,191,972   |
| <b>2051</b>      | \$263,828,650        | \$231,921,695                | \$1,108,833                     | \$1,145,693                   | \$2,254,526   |
| <b>2052</b>      | \$270,424,367        | \$238,517,412                | \$1,140,367                     | \$1,178,276                   | \$2,318,643   |
| <b>2053</b>      | \$277,184,976        | \$245,278,021                | \$1,172,690                     | \$1,211,673                   | \$2,384,364   |
| <b>2054</b>      | \$284,114,600        | \$252,207,645                | \$1,205,821                     | \$1,245,906                   | \$2,451,727   |
| <b>2055</b>      | \$291,217,465        | \$259,310,510                | \$1,239,780                     | \$1,280,994                   | \$2,520,774   |
| <b>2056</b>      | \$298,497,902        | \$266,590,947                | \$1,274,589                     | \$1,316,959                   | \$2,591,548   |
| <b>2057</b>      | \$305,960,349        | \$274,053,394                | \$1,310,267                     | \$1,353,824                   | \$2,664,091   |
| <b>2058</b>      | \$313,609,358        | \$281,702,403                | \$1,346,837                     | \$1,391,610                   | \$2,738,447   |
| <b>2059</b>      | \$321,449,592        | \$289,542,637                | \$1,384,322                     | \$1,430,341                   | \$2,814,663   |
| <b>2060</b>      | \$329,485,832        | \$297,578,877                | \$1,422,744                     | \$1,470,040                   | \$2,892,784   |
| <b>2061</b>      | \$337,722,977        | \$305,816,022                | \$1,462,126                     | \$1,510,731                   | \$2,972,857   |
| <b>2062</b>      | \$346,166,052        | \$314,259,097                | \$1,502,493                     | \$1,552,440                   | \$3,054,933   |

County Millage 0.0050327  
City Millage 0.0052

|                                       |              |
|---------------------------------------|--------------|
| Total County Contribution (2020-2062) | \$37,829,625 |
| Total City Contribution (2020-2062)   | \$39,087,179 |
| Total TIF Estimated (2020-2062)       | \$76,916,804 |



## Groveland Expansion Area - TIF Projections (2.5% Annual Growth Rate)

|                  | Taxable<br>Valuation | Estimated<br>Increment Value | County<br>Contribution<br>@ 95% | City<br>Contribution<br>@ 95% | Total TIF CRA |
|------------------|----------------------|------------------------------|---------------------------------|-------------------------------|---------------|
| <b>BASE 2019</b> | <b>\$38,807,015</b>  |                              |                                 |                               |               |
| <b>2020</b>      | \$39,777,190         | \$970,175                    | \$4,638                         | \$4,793                       | \$9,431       |
| <b>2021</b>      | \$40,771,620         | \$1,964,605                  | \$9,393                         | \$9,705                       | \$19,098      |
| <b>2022</b>      | \$41,790,911         | \$2,983,896                  | \$14,266                        | \$14,740                      | \$29,007      |
| <b>2023</b>      | \$42,835,683         | \$4,028,668                  | \$19,261                        | \$19,902                      | \$39,163      |
| <b>2024</b>      | \$43,906,575         | \$5,099,560                  | \$24,381                        | \$25,192                      | \$49,573      |
| <b>2025</b>      | \$45,004,240         | \$6,197,225                  | \$29,629                        | \$30,614                      | \$60,244      |
| <b>2026</b>      | \$46,129,346         | \$7,322,331                  | \$35,009                        | \$36,172                      | \$71,181      |
| <b>2027</b>      | \$47,282,580         | \$8,475,565                  | \$40,522                        | \$41,869                      | \$82,392      |
| <b>2028</b>      | \$48,464,644         | \$9,657,629                  | \$46,174                        | \$47,709                      | \$93,882      |
| <b>2029</b>      | \$49,676,260         | \$10,869,245                 | \$51,967                        | \$53,694                      | \$105,661     |
| <b>2030</b>      | \$50,918,167         | \$12,111,152                 | \$57,904                        | \$59,829                      | \$117,733     |
| <b>2031</b>      | \$52,191,121         | \$13,384,106                 | \$63,990                        | \$66,117                      | \$130,108     |
| <b>2032</b>      | \$53,495,899         | \$14,688,884                 | \$70,229                        | \$72,563                      | \$142,792     |
| <b>2033</b>      | \$54,833,296         | \$16,026,281                 | \$76,623                        | \$79,170                      | \$155,793     |
| <b>2034</b>      | \$56,204,129         | \$17,397,114                 | \$83,177                        | \$85,942                      | \$169,118     |
| <b>2035</b>      | \$57,609,232         | \$18,802,217                 | \$89,895                        | \$92,883                      | \$182,778     |
| <b>2036</b>      | \$59,049,463         | \$20,242,448                 | \$96,780                        | \$99,998                      | \$196,778     |
| <b>2037</b>      | \$60,525,699         | \$21,718,684                 | \$103,838                       | \$107,290                     | \$211,129     |
| <b>2038</b>      | \$62,038,842         | \$23,231,827                 | \$111,073                       | \$114,765                     | \$225,838     |
| <b>2039</b>      | \$63,589,813         | \$24,782,798                 | \$118,488                       | \$122,427                     | \$240,915     |
| <b>2040</b>      | \$65,179,558         | \$26,372,543                 | \$126,089                       | \$130,280                     | \$256,369     |
| <b>2041</b>      | \$66,809,047         | \$28,002,032                 | \$133,880                       | \$138,330                     | \$272,210     |
| <b>2042</b>      | \$68,479,273         | \$29,672,258                 | \$141,865                       | \$146,581                     | \$288,446     |
| <b>2043</b>      | \$70,191,255         | \$31,384,240                 | \$150,050                       | \$155,038                     | \$305,088     |
| <b>2044</b>      | \$71,946,036         | \$33,139,021                 | \$158,440                       | \$163,707                     | \$322,147     |
| <b>2045</b>      | \$73,744,687         | \$34,937,672                 | \$167,039                       | \$172,592                     | \$339,631     |
| <b>2046</b>      | \$75,588,305         | \$36,781,290                 | \$175,854                       | \$181,700                     | \$357,553     |
| <b>2047</b>      | \$77,478,012         | \$38,670,997                 | \$184,889                       | \$191,035                     | \$375,923     |
| <b>2048</b>      | \$79,414,962         | \$40,607,947                 | \$194,149                       | \$200,603                     | \$394,752     |
| <b>2049</b>      | \$81,400,337         | \$42,593,322                 | \$203,641                       | \$210,411                     | \$414,052     |
| <b>2050</b>      | \$83,435,345         | \$44,628,330                 | \$213,371                       | \$220,464                     | \$433,835     |
| <b>2051</b>      | \$85,521,229         | \$46,714,214                 | \$223,344                       | \$230,768                     | \$454,112     |
| <b>2052</b>      | \$87,659,259         | \$48,852,244                 | \$233,566                       | \$241,330                     | \$474,896     |
| <b>2053</b>      | \$89,850,741         | \$51,043,726                 | \$244,043                       | \$252,156                     | \$496,199     |
| <b>2054</b>      | \$92,097,009         | \$53,289,994                 | \$254,783                       | \$263,253                     | \$518,035     |
| <b>2055</b>      | \$94,399,434         | \$55,592,419                 | \$265,791                       | \$274,627                     | \$540,418     |
| <b>2056</b>      | \$96,759,420         | \$57,952,405                 | \$277,074                       | \$286,285                     | \$563,359     |
| <b>2057</b>      | \$99,178,406         | \$60,371,391                 | \$288,640                       | \$298,235                     | \$586,874     |
| <b>2058</b>      | \$101,657,866        | \$62,850,851                 | \$300,494                       | \$310,483                     | \$610,977     |
| <b>2059</b>      | \$104,199,313        | \$65,392,298                 | \$312,645                       | \$323,038                     | \$635,683     |
| <b>2060</b>      | \$106,804,295        | \$67,997,280                 | \$325,099                       | \$335,907                     | \$661,006     |
| <b>2061</b>      | \$109,474,403        | \$70,667,388                 | \$337,865                       | \$349,097                     | \$686,962     |
| <b>2062</b>      | \$112,211,263        | \$73,404,248                 | \$350,950                       | \$362,617                     | \$713,567     |

County Millage 0.0050327  
City Millage 0.0052

|  |                     |
|--|---------------------|
| <b>Total County Contribution (2020-2062)</b> | <b>\$6,410,799</b>  |
| <b>Total City Contribution (2020-2062)</b>   | <b>\$6,623,910</b>  |
| <b>Total TIF Estimated (2020-2062)</b>       | <b>\$13,034,709</b> |

# COST ESTIMATES

## GROVELAND CRA BUDGET WORKSHEET

| PROPOSED CAPITAL PROJECTS/<br>PROGRAMS             | 2021-2022        | 2022-2023          | 2023-2024          | 2024-2025          | 2025-2026          | 2026-2027          |
|--|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Activate Opportunity Sites</b>                  | <b>\$28,500</b>  | <b>\$28,500</b>    | <b>\$28,500</b>    | <b>\$28,500</b>    | <b>\$28,500</b>    | <b>\$28,500</b>    |
| Site Design Assistance Program                     | \$15,000         | \$15,000           | \$15,000           | \$15,000           | \$15,000           | \$15,000           |
| Opportunity Site Marketing Materials<br>(per site) | \$3,500          | \$3,500            | \$3,500            | \$3,500            | \$3,500            | \$3,500            |
| Developer Solicitation RFQ/RFP                     | \$10,000         | \$10,000           | \$10,000           | \$10,000           | \$10,000           | \$10,000           |
| <b>Infrastructure Improvements</b>                 | <b>\$939,000</b> | <b>\$8,250,000</b> | <b>\$3,824,500</b> | <b>\$5,730,000</b> | <b>\$3,255,300</b> | <b>\$2,595,778</b> |
| Bicycle / Pedestrian Master Plan                   | \$150,000        |                    |                    |                    |                    |                    |
| <b>Complete Street Improvements</b>                |                  |                    |                    |                    |                    |                    |
| Design-Orange Street                               | \$510,000        |                    |                    |                    |                    |                    |
| Orange Street (3,400 Lf. @ \$1,500 Lf.)            |                  | \$5,100,000        |                    |                    |                    |                    |
| Design-Cherry Street Street                        |                  | \$210,000          |                    |                    |                    |                    |
| Cherry Street (1,400 Lf. @ \$1,500 Lf.)            |                  |                    | \$2,100,000        |                    |                    |                    |
| Design-Broad Street (West Bound)                   |                  |                    | \$510,000          |                    |                    |                    |
| Broad Street (3,400 Lf. @ \$1,500 Lf.)             |                  |                    |                    | \$5,100,000        |                    | \$1,767,778        |
| Design-Crittenden Street                           |                  |                    |                    | \$300,000          |                    |                    |
| Crittenden Street (2,000 Lf. @ \$1,500 Lf.)        |                  |                    |                    |                    | \$3,000,000        |                    |
| Design-Lake Avenue                                 | \$180,000        |                    |                    |                    |                    |                    |
| Lake Avenue (1,200 Lf. @ \$1,500 Lf.)              |                  | \$1,800,000        |                    |                    |                    |                    |
| Design-Illinois Avenue                             | \$55,000         |                    |                    |                    |                    |                    |
| Illinois Avenue (370 Lf. @ \$1,500 Lf.)            |                  | \$555,000          |                    |                    |                    |                    |
| Design-Indiana Avenue                              | \$39,000         |                    |                    |                    |                    |                    |
| Indiana Avenue (260 Lf. @ \$1,500 Lf.)             |                  | \$390,000          |                    |                    |                    |                    |
| Design-Main Street                                 |                  | \$120,000          |                    |                    |                    |                    |
| Main Street (800 Lf. @ \$1,500 Lf.)                |                  |                    | \$1,200,000        |                    |                    |                    |
| Design-Georgia Avenue                              |                  |                    |                    |                    | \$30,000           |                    |
| Georgia Avenue<br>(200 Lf. @ \$1,500 Lf.)          |                  |                    |                    |                    |                    | \$300,000          |
| Design-Alabama Avenue                              |                  |                    |                    |                    | \$30,000           |                    |
| Alabama Avenue (200 Lf. @ \$1,500 Lf.)             |                  |                    |                    |                    |                    | \$300,000          |
| <b>Neighborhood Lighting</b>                       |                  |                    |                    |                    |                    |                    |
| Design- East Neighborhood                          | \$5,000          |                    |                    |                    |                    |                    |
| East Neighborhood (20 @ \$2,500)                   |                  | \$50,000           |                    |                    |                    |                    |
| Design- North Neighborhood                         |                  |                    | \$14,500           |                    |                    |                    |
| North Neighborhood (58 @ \$2,500)                  |                  |                    |                    | \$145,000          |                    |                    |
| Design- West Neighborhood                          |                  |                    |                    |                    | \$20,300           |                    |
| West Neighborhood (81 @ \$2,500)                   |                  |                    |                    |                    |                    | \$203,000          |
| <b>Other Infrastructure Improvements</b>           |                  |                    |                    |                    |                    |                    |
| Public Art Support                                 |                  |                    |                    | \$10,000           | \$10,000           | \$10,000           |
| Sidewalk Condition Inventory and<br>Prioritization | Public Works     | Public Works       | Public Works       | Public Works       | Public Works       | Public Works       |
| Sidewalk Improvements/Repairs                      |                  |                    |                    |                    | \$15,000           | \$15,000           |
| Wayfinding Signage (Pedestrian)                    |                  |                    |                    | \$150,000          | \$150,000          |                    |
| Wayfinding Signage (Vehicle)                       |                  | \$25,000           |                    | \$25,000           |                    |                    |



## GROVELAND CRA BUDGET WORKSHEET

| PROPOSED CAPITAL PROJECTS/<br>PROGRAMS                      | 2021-2022        | 2022-2023          | 2023-2024        | 2024-2025          | 2025-2026          | 2026-2027          |
|---|------------------|--------------------|------------------|--------------------|--------------------|--------------------|
| <b>Business Recruitment/Retention</b>                       | <b>\$460,000</b> | <b>\$1,015,000</b> | <b>\$190,000</b> | <b>\$1,015,000</b> | <b>\$190,000</b>   | <b>\$1,015,000</b> |
| Residential Home Improvement Programming                    |                  | \$30,000           | \$30,000         | \$30,000           | \$30,000           | \$30,000           |
| Residential Home Purchase Assistance Programming            |                  | \$30,000           |                  | \$30,000           |                    | \$30,000           |
| Derelict/Nuisance Building Demolition                       | \$15,000         | \$15,000           | \$15,000         | \$15,000           | \$15,000           | \$15,000           |
| Business Assistance Programming                             | \$50,000         | \$50,000           | \$50,000         | \$50,000           | \$50,000           | \$50,000           |
| Quarterly Legal (Home Ownership, Title Clearance) Workshops | \$5,000          | \$5,000            | \$5,000          | \$5,000            | \$5,000            | \$5,000            |
| MultiFamily Development Incentive                           |                  | \$150,000          |                  | \$150,000          |                    | \$150,000          |
| Support Neighborhood Cleanup Programs                       | \$5,000          | \$5,000            | \$5,000          | \$5,000            | \$5,000            | \$5,000            |
| Property Acquisition  | \$300,000        | \$300,000          |                  | \$300,000          |                    | \$300,000          |
| Public Open Space Improvements                              |                  | \$150,000          |                  | \$150,000          |                    | \$150,000          |
| Stormwater Improvements                                     | \$75,000         | \$75,000           | \$75,000         | \$75,000           | \$75,000           | \$75,000           |
| Sidewalk Improvements                                       |                  | \$75,000           |                  | \$75,000           |                    | \$75,000           |
| Lighting Improvements                                       |                  | \$120,000          |                  | \$120,000          |                    | \$120,000          |
| Community Oriented Policing                                 | \$10,000         | \$10,000           | \$10,000         | \$10,000           | \$10,000           | \$10,000           |
| <b>Reinforce Connections</b>                                | <b>\$0</b>       | <b>\$20,800</b>    | <b>\$208,300</b> | <b>\$434,000</b>   | <b>\$3,842,500</b> | <b>\$1,484,270</b> |
| <b>Streets (FDOT \$1,000 L.f. w/8' sidewalks)</b>           |                  |                    |                  |                    |                    |                    |
| Design-Grove Street   |                  |                    |                  |                    | \$80,000           | \$800,000          |
| Grove Street (8,000 L.f. @ \$1,000 L.f.)                    |                  |                    |                  |                    |                    |                    |
| Design-Ashley Street  |                  |                    |                  |                    |                    |                    |
| Ashley Street (5,400 L.f. @ \$1,000 L.f.)                   |                  |                    |                  |                    |                    |                    |
| Design-Arnold Avenue  |                  |                    |                  |                    |                    |                    |
| Arnold Avenue (1,200 L.f. @ \$1,000 L.f.)                   |                  |                    |                  |                    |                    |                    |
| Design-Florida Avenue                                       |                  |                    |                  |                    |                    |                    |
| Florida Avenue (1,650 L.f. @ \$1,000 L.f.)                  |                  |                    |                  |                    |                    |                    |
| Design-Ledbetter Avenue                                     |                  |                    |                  |                    |                    |                    |
| Ledbetter Avenue (1,700 L.f. @ \$1,000 L.f.)                |                  |                    |                  |                    |                    |                    |
| <b>Sharrows (250' OC with Markings and Signs)</b>           |                  |                    |                  |                    |                    |                    |
| Sharrows 1: 2,650 L.f. (20 markings and signs)              |                  |                    |                  | \$20,000           |                    |                    |
| Sharrows 2: 1,350 L.f. (10 markings and signs)              |                  |                    |                  | \$10,000           |                    |                    |
| Sharrows 3: 3,250 L.f. (26 markings and signs)              |                  |                    |                  |                    | \$26,000           |                    |
| Sharrows 4: 3,000 L.f. (24 markings and signs)              |                  |                    |                  |                    | \$24,000           |                    |
| Sharrows 5: 3,800 L.f. (28 markings and signs)              |                  |                    |                  |                    |                    | \$28,000           |
| Sharrows 6: 1,300 L.f. (10 markings and signs)              |                  |                    |                  |                    |                    | \$10,000           |

## GROVELAND CRA BUDGET WORKSHEET

| Reinforce Connections   | 2021-2022        | 2022-2023        | 2023-2024        | 2024-2025        | 2025-2026        | 2026-2027        |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Trails (14' @ FDOT \$5.2 s.f.)</b>   |                  |                  |                  |                  |                  |                  |
| SR-50 Trail<br>(266,000 sf @ \$5.2 sf = \$1,383,200)*   | FDOT*            | FDOT*            | FDOT*            | FDOT*            | FDOT*            | FDOT*            |
| Design South SR-50 Trail  |                  |                  |                  | \$80,000         |                  |                  |
| South SR-50 Trail<br>(Asphalt 128,600 sf @ \$5.2 sf = \$690,000)<br>(Boardwalk 11,400 sf @ \$75 sf = \$105,000) |                  |                  |                  |                  | \$397,500        | \$397,500        |
| <b>Design-Gateway Features</b>  |                  |                  |                  |                  | \$75,000         |                  |
| <b>Gateway Feature Construction**</b>   |                  |                  |                  |                  |                  | \$150,000        |
| <b>Pathways and Boardwalks</b>  |                  |                  |                  |                  |                  |                  |
| Lake David Pathway  |                  |                  |                  |                  |                  |                  |
| Design 12' Concrete Path  |                  | \$20,800         |                  |                  |                  |                  |
| 12' Concrete Path (33,600 s.f. @ \$6.2 s.f.)  |                  |                  | \$208,300        |                  |                  |                  |
| Design 12' Boardwalk  |                  |                  |                  | \$324,000        |                  |                  |
| 12' Boardwalk (43,2000 s.f. @ \$75 s.f.)  |                  |                  |                  |                  | \$3,240,000      |                  |
| Design Pathway 1  |                  |                  |                  |                  |                  | \$3,970          |
| Pathway 1 (6,400 s.f. @ \$6.2 s.f.)   |                  |                  |                  |                  |                  |                  |
| Design Pathway 2  |                  |                  |                  |                  |                  | \$12,700         |
| Pathway 2 (20,400 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 3  |                  |                  |                  |                  |                  | \$10,900         |
| Pathway 3 (17,600 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 4  |                  |                  |                  |                  |                  | \$17,900         |
| Pathway 4 (28,800 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 5  |                  |                  |                  |                  |                  | \$12,700         |
| Pathway 5 (20,400 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 6  |                  |                  |                  |                  |                  | \$5,000          |
| Pathway 6 (8,000 s.f. @ \$6.2 s.f.)   |                  |                  |                  |                  |                  |                  |
| Design Pathway 7  |                  |                  |                  |                  |                  | \$7,400          |
| Pathway 7 (12,000 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 8  |                  |                  |                  |                  |                  | \$7,900          |
| Pathway 8 (12,800 s.f. @ \$6.2 s.f.)  |                  |                  |                  |                  |                  |                  |
| Design Pathway 9  |                  |                  |                  |                  |                  | \$20,300         |
| Pathway 9 (2,800 s.f. @ \$6.2 s.f.)   |                  |                  |                  |                  |                  |                  |
|   |                  |                  |                  |                  |                  |                  |
| <b>OPERATIONS</b>   | <b>\$300,905</b> | <b>\$308,428</b> | <b>\$316,138</b> | <b>\$324,042</b> | <b>\$332,143</b> | <b>\$340,446</b> |
| Executive Salaries  | \$32,142         | \$32,946         | \$33,769         | \$34,613         | \$35,479         | \$36,366         |
| Regular and Part Time Salaries  | \$3,426          | \$3,512          | \$3,599          | \$3,689          | \$3,782          | \$3,876          |
| Overtime  | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              |
| Benefits  | \$10,426         | \$10,687         | \$10,954         | \$11,228         | \$11,508         | \$11,796         |
| Legal   | \$4,500          | \$4,613          | \$4,728          | \$4,846          | \$4,967          | \$5,091          |
| Surveying/Appraisals  | \$1,000          | \$1,025          | \$1,051          | \$1,077          | \$1,104          | \$1,131          |
| Auditing  | \$2,250          | \$2,306          | \$2,364          | \$2,423          | \$2,484          | \$2,546          |
| Professional Services   | \$150,000        | \$153,750        | \$157,594        | \$161,534        | \$165,572        | \$169,711        |
| Contract Services   | \$10,351         | \$10,610         | \$10,875         | \$11,147         | \$11,426         | \$11,711         |



| OPERATIONS  | 2021-2022          | 2022-2023          | 2023-2024          | 2024-2025          | 2025-2026          | 2026-2027          |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Utilities   | \$2,500            | \$2,563            | \$2,627            | \$2,692            | \$2,760            | \$2,829            |
| Travel/Per Diem   | \$3,000            | \$3,075            | \$3,152            | \$3,231            | \$3,311            | \$3,394            |
| Shipping/Postage  | \$500              | \$513              | \$525              | \$538              | \$552              | \$566              |
| Rental/Leases   | \$2,500            | \$2,563            | \$2,627            | \$2,692            | \$2,760            | \$2,829            |
| Rent  | \$62,760           | \$64,329           | \$65,937           | \$67,586           | \$69,275           | \$71,007           |
| Insurance Liability   | \$1,850            | \$1,896            | \$1,944            | \$1,992            | \$2,042            | \$2,093            |
| Outside Printng/Binding                                       | \$500              | \$513              | \$525              | \$538              | \$552              | \$566              |
| Office Supplies   | \$1,500            | \$1,538            | \$1,576            | \$1,615            | \$1,656            | \$1,697            |
| Operating Supplies  | \$2,000            | \$2,050            | \$2,101            | \$2,154            | \$2,208            | \$2,263            |
| Uniforms  | \$200              | \$205              | \$210              | \$215              | \$221              | \$226              |
| Subscriptions/Memberships                                     | \$5,000            | \$5,125            | \$5,253            | \$5,384            | \$5,519            | \$5,657            |
| Education<br>Training/Conferences/Professional<br>Development | \$1,000            | \$1,025            | \$1,051            | \$1,077            | \$1,104            | \$1,131            |
| Meetings  | \$3,500            | \$3,588            | \$3,677            | \$3,769            | \$3,863            | \$3,960            |
| <b>Debt Services</b>  | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
|   | \$0                |                    |                    |                    |                    |                    |
| <b>EXPENDITURES GRAND TOTAL</b>                               | <b>\$1,728,405</b> | <b>\$9,622,728</b> | <b>\$4,567,438</b> | <b>\$7,531,542</b> | <b>\$7,648,443</b> | <b>\$5,463,994</b> |
| Intergovernmental Revenue                                     | \$674,158          | \$691,012          | \$708,287          | \$725,994          | \$744,144          | \$762,748          |
| Interest Earnings   | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| Miscellaneous Revenue   | \$48,086           | \$49,288           | \$50,520           | \$51,783           | \$53,078           | \$54,405           |
| Transfer from General Fund                                    | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| Cash Balance  | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| Carryover to following year                                   | (\$1,006,161)      | (\$8,882,428)      | (\$3,808,631)      | (\$6,753,764)      | (\$6,851,221)      | (\$4,646,842)      |

Please note this is a Budget Worksheet and not a proposed Annual Budget. This informational Budget Worksheet is to provide proposed project costs, proposed programming funding levels, potential phasing options and to demonstrate the need for additional funding sources if all proposed programming and projects are to be completed within a 5 year period. This Budget Worksheet is to be utilized by the CRA as a resource when preparing their Annual Budget documents.

\*-Trail construction part of FDOT SR-50 Realignment

\*\*-\$150,000 per Gateway Feature

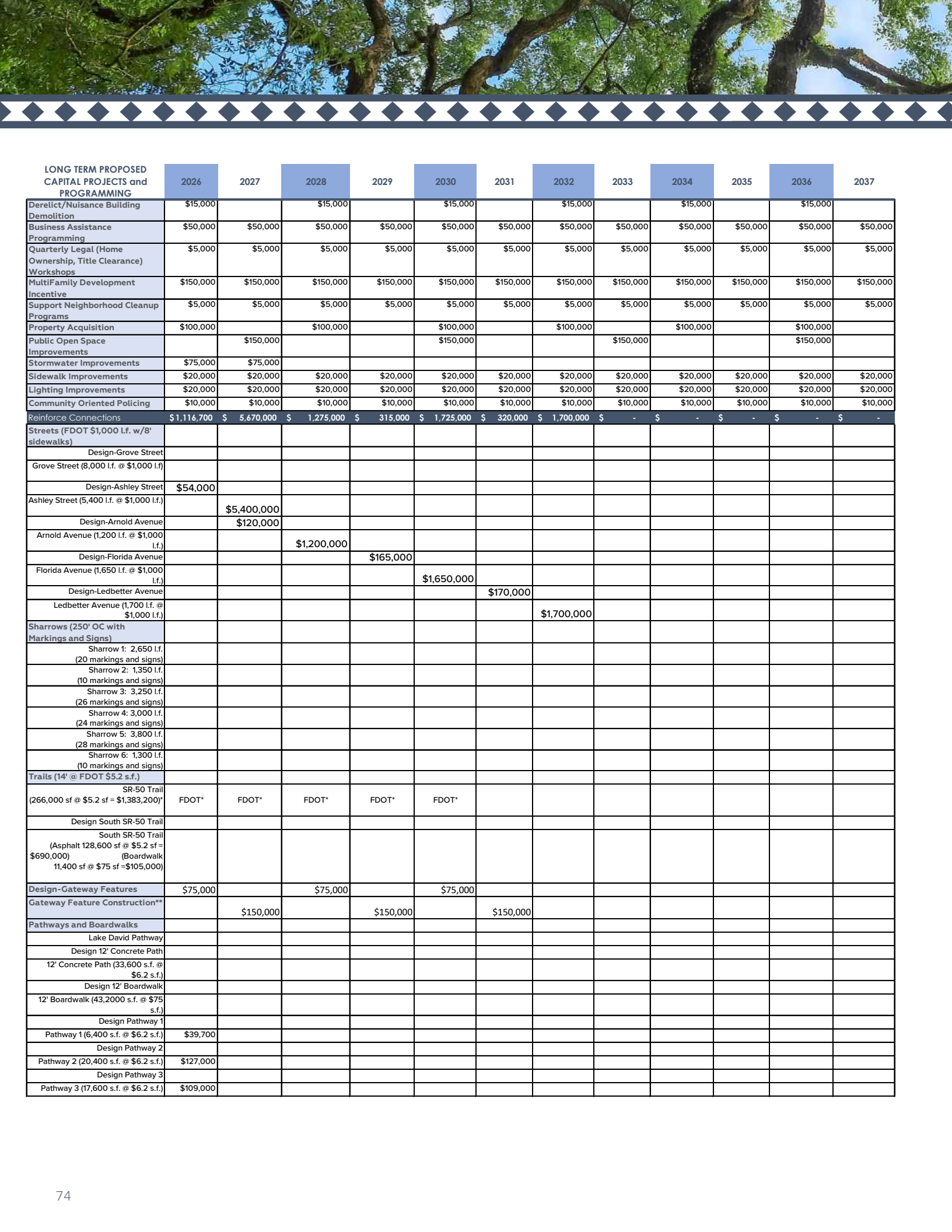
Estimates of probable costs do not include land acquisition, wetlands or environmental impacts, permitting and stormwater pond(s) costs.

# IMPLEMENTATION PLAN

| LONG TERM PROPOSED<br>CAPITAL PROJECTS and<br>PROGRAMMING | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         | 2032         | 2033         | 2034         | 2035         | 2036         | 2037         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Activate Opportunity Sites                                | \$ 28,500    | \$ 18,500    | \$ 28,500    | \$ 18,500    | \$ 28,500    | \$ 18,500    | \$ 28,500    | \$ 18,500    | \$ 28,500    | \$ 18,500    | \$ 28,500    | \$ 18,500    |
| Site Design Assistance Program                            | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     |
| Opportunity Site Marketing<br>Materials (per site)        | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      | \$3,500      |
| Developer Solicitation RFQ/RFP                            | \$10,000     |              | \$10,000     |              | \$10,000     |              | \$10,000     |              | \$10,000     |              | \$10,000     |              |
| Infrastructure Improvements                               | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    | \$ 25,000    |
| Bicycle / Pedestrian Master Plan                          |              |              |              |              |              |              |              |              |              |              |              |              |
| Complete Street Improvements                              |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Orange Street                                      |              |              |              |              |              |              |              |              |              |              |              |              |
| Orange Street (3,400 l.f. @ \$1,500<br>l.f.)              |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Cherry Street                                      |              |              |              |              |              |              |              |              |              |              |              |              |
| Cherry Street (1,400 l.f. @ \$1,500 l.f.)                 |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Broad Street (West Bound)                          |              |              |              |              |              |              |              |              |              |              |              |              |
| Broad Street (3,400 l.f. @ \$1,500 l.f.)                  |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Crittenden Street                                  |              |              |              |              |              |              |              |              |              |              |              |              |
| Crittenden Street (2,000 l.f. @<br>\$1,500 l.f.)          |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Lake Avenue  |              |              |              |              |              |              |              |              |              |              |              |              |
| Lake Avenue (1,200 l.f. @ \$1,500 l.f.)                   |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Illinois Avenue                                    |              |              |              |              |              |              |              |              |              |              |              |              |
| Illinois Avenue (370 l.f. @ \$1,500 l.f.)                 |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Indiana Avenue                                     |              |              |              |              |              |              |              |              |              |              |              |              |
| Indiana Avenue (260 l.f. @ \$1,500<br>l.f.)               |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Main Street  |              |              |              |              |              |              |              |              |              |              |              |              |
| Main Street (800 l.f. @ \$1,500 l.f.)                     |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Georgia Avenue                                     |              |              |              |              |              |              |              |              |              |              |              |              |
| Georgia Avenue<br>(200 l.f. @ \$1,500 l.f.)               |              |              |              |              |              |              |              |              |              |              |              |              |
| Design-Alabama Avenue                                     |              |              |              |              |              |              |              |              |              |              |              |              |
| Alabama Avenue (200 l.f. @ \$1,500<br>l.f.)               |              |              |              |              |              |              |              |              |              |              |              |              |
| Neighborhood Lighting                                     |              |              |              |              |              |              |              |              |              |              |              |              |
| Design- East Neighborhood                                 |              |              |              |              |              |              |              |              |              |              |              |              |
| East Neighborhood (20 @ \$2,500)                          |              |              |              |              |              |              |              |              |              |              |              |              |
| Design- North Neighborhood                                |              |              |              |              |              |              |              |              |              |              |              |              |
| North Neighborhood (58 @ \$2,500)                         |              |              |              |              |              |              |              |              |              |              |              |              |
| Design- West Neighborhood                                 |              |              |              |              |              |              |              |              |              |              |              |              |
| West Neighborhood (81 @ \$2,500)                          |              |              |              |              |              |              |              |              |              |              |              |              |
| Other Infrastructure<br>Improvements                      |              |              |              |              |              |              |              |              |              |              |              |              |
| Public Art Support  | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     | \$10,000     |
| Sidewalk Condition Inventory and<br>Prioritization        | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works | Public Works |
| Sidewalk Improvements/Repairs                             | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     | \$15,000     |
| Wayfinding Signage (Pedestrian)                           |              |              |              |              |              |              |              |              |              |              |              |              |
| Wayfinding Signage (Vehicle)                              |              |              |              |              |              |              |              |              |              |              |              |              |
| Business recruitment and<br>Retention                     | \$ 480,000   | \$ 515,000   | \$ 405,000   | \$ 290,000   | \$ 555,000   | \$ 290,000   | \$ 405,000   | \$ 440,000   | \$ 405,000   | \$ 290,000   | \$ 555,000   | \$ 290,000   |
| Residential Home Improvement<br>Programming               | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |              |
| Residential Home Purchase<br>Assistance Programming       |              | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |              | \$30,000     |



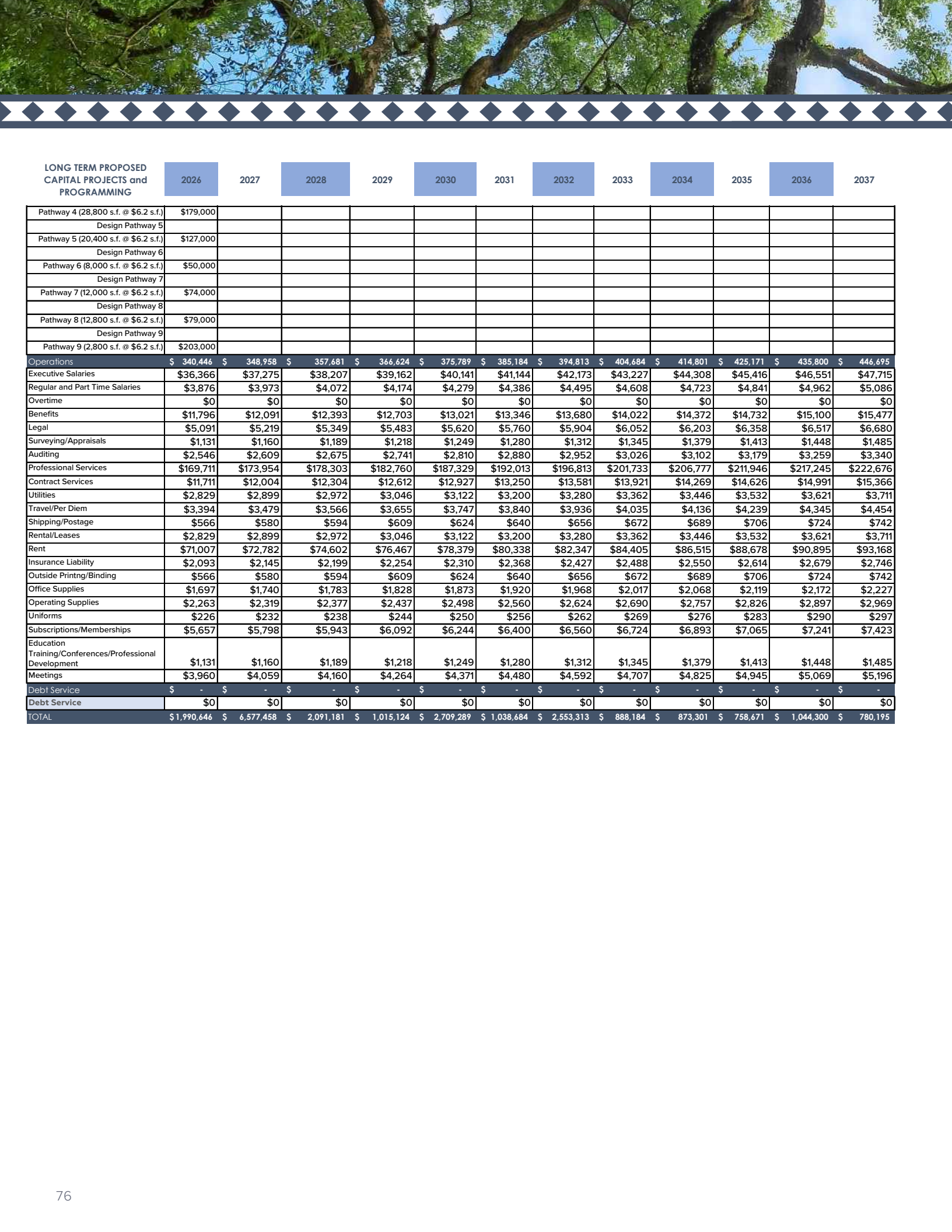




| LONG TERM PROPOSED<br>CAPITAL PROJECTS and<br>PROGRAMMING  | 2026         | 2027         | 2028         | 2029       | 2030         | 2031       | 2032         | 2033      | 2034      | 2035      | 2036      | 2037      |
|--|--------------|--------------|--------------|------------|--------------|------------|--------------|-----------|-----------|-----------|-----------|-----------|
| Derelict/Nuisance Building<br>Demolition   | \$15,000     |              | \$15,000     |            | \$15,000     |            | \$15,000     |           | \$15,000  |           | \$15,000  |           |
| Business Assistance<br>Programming   | \$50,000     | \$50,000     | \$50,000     | \$50,000   | \$50,000     | \$50,000   | \$50,000     | \$50,000  | \$50,000  | \$50,000  | \$50,000  | \$50,000  |
| Quarterly Legal (Home<br>Ownership, Title Clearance)<br>Workshops  | \$5,000      | \$5,000      | \$5,000      | \$5,000    | \$5,000      | \$5,000    | \$5,000      | \$5,000   | \$5,000   | \$5,000   | \$5,000   | \$5,000   |
| MultiFamily Development<br>Incentive   | \$150,000    | \$150,000    | \$150,000    | \$150,000  | \$150,000    | \$150,000  | \$150,000    | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Support Neighborhood Cleanup<br>Programs   | \$5,000      | \$5,000      | \$5,000      | \$5,000    | \$5,000      | \$5,000    | \$5,000      | \$5,000   | \$5,000   | \$5,000   | \$5,000   | \$5,000   |
| Property Acquisition   | \$100,000    |              | \$100,000    |            | \$100,000    |            | \$100,000    |           | \$100,000 |           | \$100,000 |           |
| Public Open Space<br>Improvements  |              | \$150,000    |              |            | \$150,000    |            |              | \$150,000 |           |           | \$150,000 |           |
| Stormwater Improvements  | \$75,000     | \$75,000     |              |            |              |            |              |           |           |           |           |           |
| Sidewalk Improvements  | \$20,000     | \$20,000     | \$20,000     | \$20,000   | \$20,000     | \$20,000   | \$20,000     | \$20,000  | \$20,000  | \$20,000  | \$20,000  | \$20,000  |
| Lighting Improvements  | \$20,000     | \$20,000     | \$20,000     | \$20,000   | \$20,000     | \$20,000   | \$20,000     | \$20,000  | \$20,000  | \$20,000  | \$20,000  | \$20,000  |
| Community Oriented Policing  | \$10,000     | \$10,000     | \$10,000     | \$10,000   | \$10,000     | \$10,000   | \$10,000     | \$10,000  | \$10,000  | \$10,000  | \$10,000  | \$10,000  |
| Reinforce Connections  | \$ 1,116,700 | \$ 5,670,000 | \$ 1,275,000 | \$ 315,000 | \$ 1,725,000 | \$ 320,000 | \$ 1,700,000 | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      |
| Streets (FDOT \$1,000 l.f. w/8'<br>sidewalks)  |              |              |              |            |              |            |              |           |           |           |           |           |
| Design-Grove Street  |              |              |              |            |              |            |              |           |           |           |           |           |
| Grove Street (8,000 l.f. @ \$1,000 l.f.)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Design-Ashley Street   | \$54,000     |              |              |            |              |            |              |           |           |           |           |           |
| Ashley Street (5,400 l.f. @ \$1,000 l.f.)  |              | \$5,400,000  |              |            |              |            |              |           |           |           |           |           |
| Design-Arnold Avenue   |              | \$120,000    |              |            |              |            |              |           |           |           |           |           |
| Arnold Avenue (1,200 l.f. @ \$1,000<br>l.f.)   |              |              | \$1,200,000  |            |              |            |              |           |           |           |           |           |
| Design-Florida Avenue  |              |              |              | \$165,000  |              |            |              |           |           |           |           |           |
| Florida Avenue (1,650 l.f. @ \$1,000<br>l.f.)  |              |              |              |            | \$1,650,000  |            |              |           |           |           |           |           |
| Design-Ledbetter Avenue  |              |              |              |            |              | \$170,000  |              |           |           |           |           |           |
| Ledbetter Avenue (1,700 l.f. @<br>\$1,000 l.f.)  |              |              |              |            |              |            | \$1,700,000  |           |           |           |           |           |
| Sharrows (250' OC with<br>Markings and Signs)  |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 1: 2,650 l.f.<br>(20 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 2: 1,350 l.f.<br>(10 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 3: 3,250 l.f.<br>(26 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 4: 3,000 l.f.<br>(24 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 5: 3,800 l.f.<br>(28 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Sharrow 6: 1,300 l.f.<br>(10 markings and signs)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Trails (14' @ FDOT \$5.2 s.f.)   |              |              |              |            |              |            |              |           |           |           |           |           |
| SR-50 Trail<br>(266,000 sf @ \$5.2 sf = \$1,383,200)*  | FDOT*        | FDOT*        | FDOT*        | FDOT*      | FDOT*        |            |              |           |           |           |           |           |
| Design South SR-50 Trail   |              |              |              |            |              |            |              |           |           |           |           |           |
| South SR-50 Trail<br>(Asphalt 128,600 sf @ \$5.2 sf =<br>\$690,000)<br>(Boardwalk<br>11,400 sf @ \$75 sf =\$105,000) |              |              |              |            |              |            |              |           |           |           |           |           |
| Design-Gateway Features  | \$75,000     |              | \$75,000     |            | \$75,000     |            |              |           |           |           |           |           |
| Gateway Feature Construction**   |              | \$150,000    |              | \$150,000  |              | \$150,000  |              |           |           |           |           |           |
| Pathways and Boardwalks  |              |              |              |            |              |            |              |           |           |           |           |           |
| Lake David Pathway   |              |              |              |            |              |            |              |           |           |           |           |           |
| Design 12' Concrete Path   |              |              |              |            |              |            |              |           |           |           |           |           |
| 12' Concrete Path (33,600 s.f. @<br>\$6.2 s.f.)  |              |              |              |            |              |            |              |           |           |           |           |           |
| Design 12' Boardwalk   |              |              |              |            |              |            |              |           |           |           |           |           |
| 12' Boardwalk (43,200 s.f. @ \$75<br>s.f.)   |              |              |              |            |              |            |              |           |           |           |           |           |
| Design Pathway 1   |              |              |              |            |              |            |              |           |           |           |           |           |
| Pathway 1 (6,400 s.f. @ \$6.2 s.f.)  | \$39,700     |              |              |            |              |            |              |           |           |           |           |           |
| Design Pathway 2   |              |              |              |            |              |            |              |           |           |           |           |           |
| Pathway 2 (20,400 s.f. @ \$6.2 s.f.)   | \$127,000    |              |              |            |              |            |              |           |           |           |           |           |
| Design Pathway 3   |              |              |              |            |              |            |              |           |           |           |           |           |
| Pathway 3 (17,600 s.f. @ \$6.2 s.f.)   | \$109,000    |              |              |            |              |            |              |           |           |           |           |           |



[illegible]



| LONG TERM PROPOSED<br>CAPITAL PROJECTS and<br>PROGRAMMING | 2026        | 2027         | 2028         | 2029         | 2030         | 2031         | 2032         | 2033       | 2034       | 2035       | 2036         | 2037       |
|---|-------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|--------------|------------|
| Pathway 4 (28,800 s.f. @ \$6.2 s.f.)                      | \$179,000   |              |              |              |              |              |              |            |            |            |              |            |
| Design Pathway 5  |             |              |              |              |              |              |              |            |            |            |              |            |
| Pathway 5 (20,400 s.f. @ \$6.2 s.f.)                      | \$127,000   |              |              |              |              |              |              |            |            |            |              |            |
| Design Pathway 6  |             |              |              |              |              |              |              |            |            |            |              |            |
| Pathway 6 (8,000 s.f. @ \$6.2 s.f.)                       | \$50,000    |              |              |              |              |              |              |            |            |            |              |            |
| Design Pathway 7  |             |              |              |              |              |              |              |            |            |            |              |            |
| Pathway 7 (12,000 s.f. @ \$6.2 s.f.)                      | \$74,000    |              |              |              |              |              |              |            |            |            |              |            |
| Design Pathway 8  |             |              |              |              |              |              |              |            |            |            |              |            |
| Pathway 8 (12,800 s.f. @ \$6.2 s.f.)                      | \$79,000    |              |              |              |              |              |              |            |            |            |              |            |
| Design Pathway 9  |             |              |              |              |              |              |              |            |            |            |              |            |
| Pathway 9 (2,800 s.f. @ \$6.2 s.f.)                       | \$203,000   |              |              |              |              |              |              |            |            |            |              |            |
| Operations  | \$ 340,446  | \$ 348,958   | \$ 357,681   | \$ 366,624   | \$ 375,789   | \$ 385,184   | \$ 394,813   | \$ 404,684 | \$ 414,801 | \$ 425,171 | \$ 435,800   | \$ 446,695 |
| Executive Salaries  | \$36,366    | \$37,275     | \$38,207     | \$39,162     | \$40,141     | \$41,144     | \$42,173     | \$43,227   | \$44,308   | \$45,416   | \$46,551     | \$47,715   |
| Regular and Part Time Salaries                            | \$3,876     | \$3,973      | \$4,072      | \$4,174      | \$4,279      | \$4,386      | \$4,495      | \$4,608    | \$4,723    | \$4,841    | \$4,962      | \$5,086    |
| Overtime  | \$0         | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0        | \$0        | \$0        | \$0          | \$0        |
| Benefits  | \$11,796    | \$12,091     | \$12,393     | \$12,703     | \$13,021     | \$13,346     | \$13,680     | \$14,022   | \$14,372   | \$14,732   | \$15,100     | \$15,477   |
| Legal   | \$5,091     | \$5,219      | \$5,349      | \$5,483      | \$5,620      | \$5,760      | \$5,904      | \$6,052    | \$6,203    | \$6,358    | \$6,517      | \$6,680    |
| Surveying/Appraisals                                      | \$1,131     | \$1,160      | \$1,189      | \$1,218      | \$1,249      | \$1,280      | \$1,312      | \$1,345    | \$1,379    | \$1,413    | \$1,448      | \$1,485    |
| Auditing  | \$2,546     | \$2,609      | \$2,675      | \$2,741      | \$2,810      | \$2,880      | \$2,952      | \$3,026    | \$3,102    | \$3,179    | \$3,259      | \$3,340    |
| Professional Services                                     | \$169,711   | \$173,954    | \$178,303    | \$182,760    | \$187,329    | \$192,013    | \$196,813    | \$201,733  | \$206,777  | \$211,946  | \$217,245    | \$222,676  |
| Contract Services   | \$11,711    | \$12,004     | \$12,304     | \$12,612     | \$12,927     | \$13,250     | \$13,581     | \$13,921   | \$14,269   | \$14,626   | \$14,991     | \$15,366   |
| Utilities   | \$2,829     | \$2,899      | \$2,972      | \$3,046      | \$3,122      | \$3,200      | \$3,280      | \$3,362    | \$3,446    | \$3,532    | \$3,621      | \$3,711    |
| Travel/Per Diem   | \$3,394     | \$3,479      | \$3,566      | \$3,655      | \$3,747      | \$3,840      | \$3,936      | \$4,035    | \$4,136    | \$4,239    | \$4,345      | \$4,454    |
| Shipping/Postage  | \$566       | \$580        | \$594        | \$609        | \$624        | \$640        | \$656        | \$672      | \$689      | \$706      | \$724        | \$742      |
| Rental/Leases   | \$2,829     | \$2,899      | \$2,972      | \$3,046      | \$3,122      | \$3,200      | \$3,280      | \$3,362    | \$3,446    | \$3,532    | \$3,621      | \$3,711    |
| Rent  | \$71,007    | \$72,782     | \$74,602     | \$76,467     | \$78,379     | \$80,338     | \$82,347     | \$84,405   | \$86,515   | \$88,678   | \$90,895     | \$93,168   |
| Insurance Liability                                       | \$2,093     | \$2,145      | \$2,199      | \$2,254      | \$2,310      | \$2,368      | \$2,427      | \$2,488    | \$2,550    | \$2,614    | \$2,679      | \$2,746    |
| Outside Printng/Binding                                   | \$566       | \$580        | \$594        | \$609        | \$624        | \$640        | \$656        | \$672      | \$689      | \$706      | \$724        | \$742      |
| Office Supplies   | \$1,697     | \$1,740      | \$1,783      | \$1,828      | \$1,873      | \$1,920      | \$1,968      | \$2,017    | \$2,068    | \$2,119    | \$2,172      | \$2,227    |
| Operating Supplies  | \$2,263     | \$2,319      | \$2,377      | \$2,437      | \$2,498      | \$2,560      | \$2,624      | \$2,690    | \$2,757    | \$2,826    | \$2,897      | \$2,969    |
| Uniforms  | \$226       | \$232        | \$238        | \$244        | \$250        | \$256        | \$262        | \$269      | \$276      | \$283      | \$290        | \$297      |
| Subscriptions/Memberships                                 | \$5,657     | \$5,798      | \$5,943      | \$6,092      | \$6,244      | \$6,400      | \$6,560      | \$6,724    | \$6,893    | \$7,065    | \$7,241      | \$7,423    |
| Education   |             |              |              |              |              |              |              |            |            |            |              |            |
| Training/Conferences/Professional Development             | \$1,131     | \$1,160      | \$1,189      | \$1,218      | \$1,249      | \$1,280      | \$1,312      | \$1,345    | \$1,379    | \$1,413    | \$1,448      | \$1,485    |
| Meetings  | \$3,960     | \$4,059      | \$4,160      | \$4,264      | \$4,371      | \$4,480      | \$4,592      | \$4,707    | \$4,825    | \$4,945    | \$5,069      | \$5,196    |
| Debt Service  | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -         | \$ -       |
| Debt Service  | \$0         | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0        | \$0        | \$0        | \$0          | \$0        |
| TOTAL   | \$1,990,646 | \$ 6,577,458 | \$ 2,091,181 | \$ 1,015,124 | \$ 2,709,289 | \$ 1,038,684 | \$ 2,553,313 | \$ 888,184 | \$ 873,301 | \$ 758,671 | \$ 1,044,300 | \$ 780,195 |





| 2038       | 2039       | 2040       | 2041       | 2042         | 2043       | 2044       | 2045         | 2046         | 2047       | 2048         | 2049       | 2050         | 2051         | 2052         |
|------------|------------|------------|------------|--------------|------------|------------|--------------|--------------|------------|--------------|------------|--------------|--------------|--------------|
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
|            |            |            |            |              |            |            |              |              |            |              |            |              |              |              |
| \$ 457,863 | \$ 469,309 | \$ 481,042 | \$ 493,068 | \$ 505,395   | \$ 518,029 | \$ 530,980 | \$ 544,255   | \$ 557,861   | \$ 571,808 | \$ 586,103   | \$ 600,755 | \$ 615,774   | \$ 631,169   | \$ 646,948   |
| \$48,908   | \$50,131   | \$51,384   | \$52,668   | \$53,985     | \$55,335   | \$56,718   | \$58,136     | \$59,589     | \$61,079   | \$62,606     | \$64,171   | \$65,776     | \$67,420     | \$69,106     |
| \$5,213    | \$5,343    | \$5,477    | \$5,614    | \$5,754      | \$5,898    | \$6,046    | \$6,197      | \$6,352      | \$6,510    | \$6,673      | \$6,840    | \$7,011      | \$7,186      | \$7,366      |
| \$0        | \$0        | \$0        | \$0        | \$0          | \$0        | \$0        | \$0          | \$0          | \$0        | \$0          | \$0        | \$0          | \$0          | \$0          |
| \$15,864   | \$16,261   | \$16,668   | \$17,084   | \$17,511     | \$17,949   | \$18,398   | \$18,858     | \$19,329     | \$19,812   | \$20,308     | \$20,815   | \$21,336     | \$21,869     | \$22,416     |
| \$6,847    | \$7,018    | \$7,194    | \$7,374    | \$7,558      | \$7,747    | \$7,941    | \$8,139      | \$8,343      | \$8,551    | \$8,765      | \$8,984    | \$9,209      | \$9,439      | \$9,675      |
| \$1,522    | \$1,560    | \$1,599    | \$1,639    | \$1,680      | \$1,722    | \$1,765    | \$1,809      | \$1,854      | \$1,900    | \$1,948      | \$1,996    | \$2,046      | \$2,098      | \$2,150      |
| \$3,424    | \$3,509    | \$3,597    | \$3,687    | \$3,779      | \$3,874    | \$3,970    | \$4,070      | \$4,171      | \$4,276    | \$4,383      | \$4,492    | \$4,604      | \$4,720      | \$4,838      |
| \$228,243  | \$233,949  | \$239,798  | \$245,792  | \$251,937    | \$258,236  | \$264,692  | \$271,309    | \$278,092    | \$285,044  | \$292,170    | \$299,474  | \$306,961    | \$314,635    | \$322,501    |
| \$15,750   | \$16,144   | \$16,548   | \$16,961   | \$17,385     | \$17,820   | \$18,265   | \$18,722     | \$19,190     | \$19,670   | \$20,162     | \$20,666   | \$21,182     | \$21,712     | \$22,255     |
| \$3,804    | \$3,899    | \$3,997    | \$4,097    | \$4,199      | \$4,304    | \$4,412    | \$4,522      | \$4,635      | \$4,751    | \$4,870      | \$4,991    | \$5,116      | \$5,244      | \$5,375      |
| \$4,565    | \$4,679    | \$4,796    | \$4,916    | \$5,039      | \$5,165    | \$5,294    | \$5,426      | \$5,562      | \$5,701    | \$5,843      | \$5,989    | \$6,139      | \$6,293      | \$6,450      |
| \$761      | \$780      | \$799      | \$819      | \$840        | \$861      | \$882      | \$904        | \$927        | \$950      | \$974        | \$998      | \$1,023      | \$1,049      | \$1,075      |
| \$3,804    | \$3,899    | \$3,997    | \$4,097    | \$4,199      | \$4,304    | \$4,412    | \$4,522      | \$4,635      | \$4,751    | \$4,870      | \$4,991    | \$5,116      | \$5,244      | \$5,375      |
| \$95,497   | \$97,884   | \$100,331  | \$102,840  | \$105,411    | \$108,046  | \$110,747  | \$113,516    | \$116,354    | \$119,262  | \$122,244    | \$125,300  | \$128,433    | \$131,643    | \$134,934    |
| \$2,815    | \$2,885    | \$2,958    | \$3,031    | \$3,107      | \$3,185    | \$3,265    | \$3,346      | \$3,430      | \$3,516    | \$3,603      | \$3,694    | \$3,786      | \$3,881      | \$3,978      |
| \$761      | \$780      | \$799      | \$819      | \$840        | \$861      | \$882      | \$904        | \$927        | \$950      | \$974        | \$998      | \$1,023      | \$1,049      | \$1,075      |
| \$2,282    | \$2,339    | \$2,398    | \$2,458    | \$2,519      | \$2,582    | \$2,647    | \$2,713      | \$2,781      | \$2,850    | \$2,922      | \$2,995    | \$3,070      | \$3,146      | \$3,225      |
| \$3,043    | \$3,119    | \$3,197    | \$3,277    | \$3,359      | \$3,443    | \$3,529    | \$3,617      | \$3,708      | \$3,801    | \$3,896      | \$3,993    | \$4,093      | \$4,195      | \$4,300      |
| \$304      | \$312      | \$320      | \$328      | \$336        | \$344      | \$353      | \$362        | \$371        | \$380      | \$390        | \$399      | \$409        | \$420        | \$430        |
| \$7,608    | \$7,798    | \$7,993    | \$8,193    | \$8,398      | \$8,608    | \$8,823    | \$9,044      | \$9,270      | \$9,501    | \$9,739      | \$9,982    | \$10,232     | \$10,488     | \$10,750     |
| \$1,522    | \$1,560    | \$1,599    | \$1,639    | \$1,680      | \$1,722    | \$1,765    | \$1,809      | \$1,854      | \$1,900    | \$1,948      | \$1,996    | \$2,046      | \$2,098      | \$2,150      |
| \$5,326    | \$5,459    | \$5,595    | \$5,735    | \$5,879      | \$6,025    | \$6,176    | \$6,331      | \$6,489      | \$6,651    | \$6,817      | \$6,988    | \$7,162      | \$7,341      | \$7,525      |
| \$ -       | \$ -       | \$ -       | \$ -       | \$ -         | \$ -       | \$ -       | \$ -         | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ -         | \$ -         |
| \$0        | \$0        | \$0        | \$0        | \$0          | \$0        | \$0        | \$0          | \$0          | \$0        | \$0          | \$0        | \$0          | \$0          | \$0          |
| \$ 916,363 | \$ 952,809 | \$ 939,542 | \$ 826,568 | \$ 1,113,895 | \$ 851,529 | \$ 989,480 | \$ 1,027,755 | \$ 1,016,361 | \$ 905,308 | \$ 1,194,603 | \$ 934,255 | \$ 1,074,274 | \$ 1,114,669 | \$ 1,105,448 |







# APPENDIX



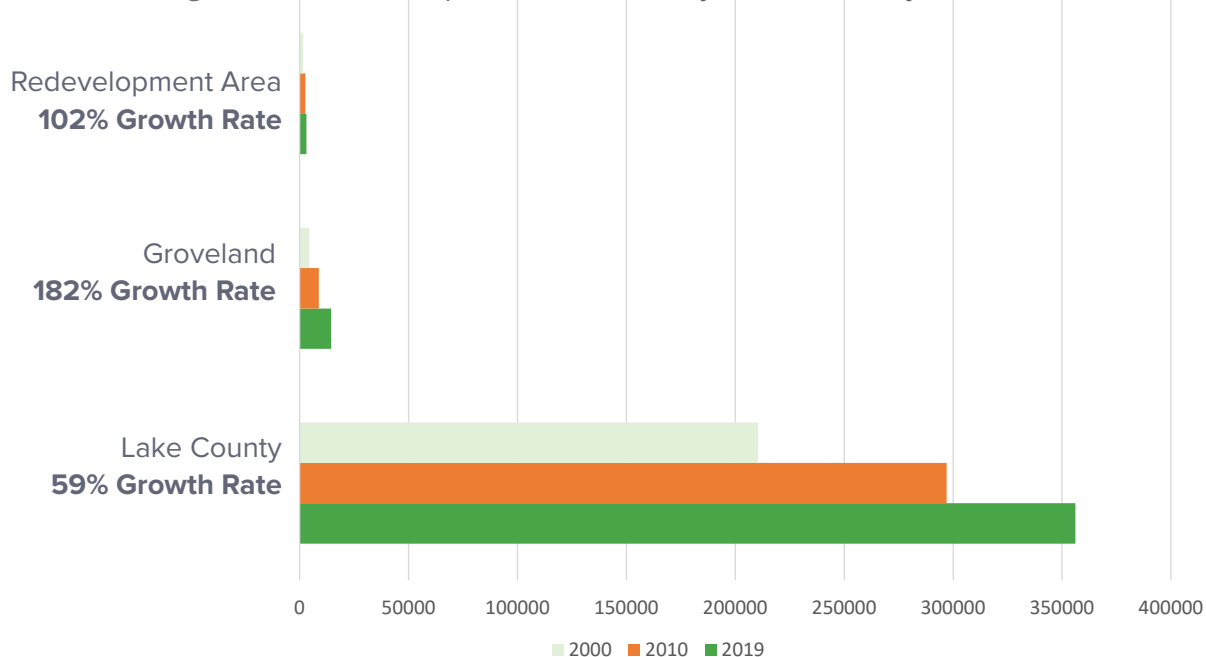
# EXISTING CONDITIONS ANALYSIS

A comprehensive approach to evaluating the existing conditions of a community is vital in the formation of an informed and effective community redevelopment plan. As such, this Existing Conditions Analysis identifies the current state of the Groveland Community Redevelopment Area's population, demographics, land use, housing, historic features, signage, transportation network, and parks system, all of which served as the basis for the development of the targeted Goals, Objectives, Policies, and Projects presented in this plan. Additionally, this update complements the findings and implementation strategies of other local initiatives, including the City's updated Comprehensive Plan and Land Development Code, State Road 50 realignment project, Blue Street Quarters Action Plan, and the City and County's Parks Master Planning process.

## POPULATION

As shown in Figure 4, the Redevelopment Area has continued to experience significant levels of population growth (102%) in the nearly two (2) decades between 2000 and 2019. In comparison, the Redevelopment Area grew significantly slower than the City as a whole, which grew 182% in population during this same period, but grew much faster than the County, which only experienced a 19-year growth rate of 59%.

**Figure 4** Redevelopment Area, City, and County Growth Rates, 2000-2019



Source: United States Census Bureau, 2010; ESRI BAO, 2020.

## DEMOGRAPHICS

Figure 5 summarizes demographic estimates for the Redevelopment Area provided by the Environmental Systems Research Institute's Business Analyst Online (ESRI BAO) using data derived from the United States Census Bureau. It is estimated that in 2019, the Redevelopment Area was comprised primarily by residents who identify as "White Alone," which total approximately 69.2% of the area's population. In a distant second are those who identify as "Black Alone" (12.8%), followed by "Some Other Race Alone" (10.9%). The remaining race and ethnicity groups provided by Census Bureau comprise less than 4.0% of the total population each. Additionally, 29.3% of the Redevelopment Area's population self-identifies as being of "Hispanic Origin," which can include any of the previously-listed groups.



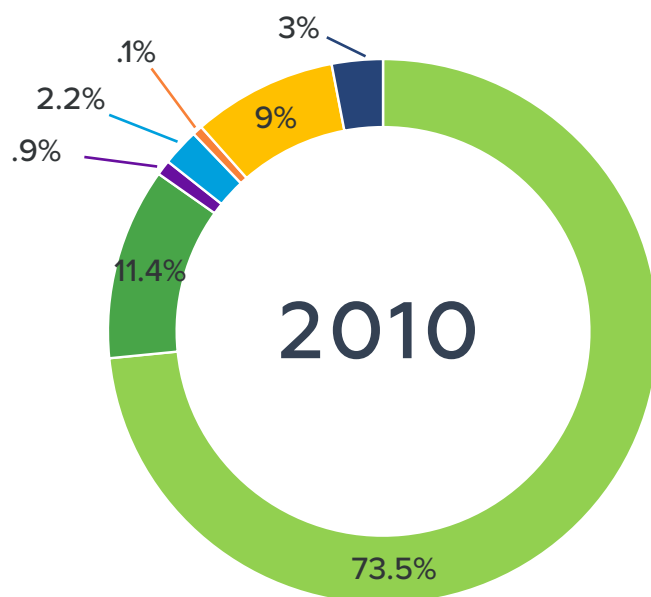


# ING CONDITIONS ANALYSIS

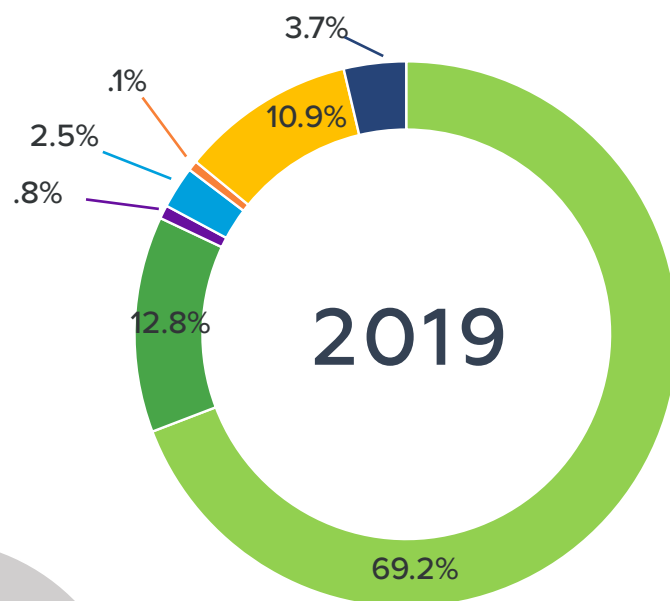
**Figure 5** *Redevelopment Area Demographic Composition, 2010 and 2019*

## RACE

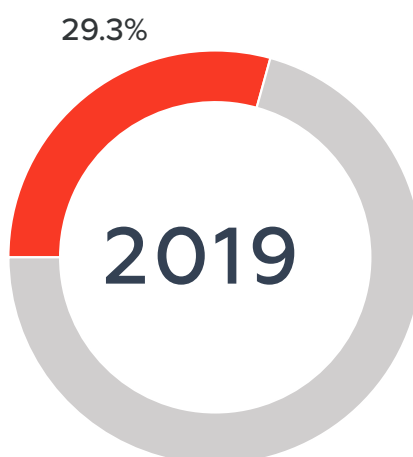
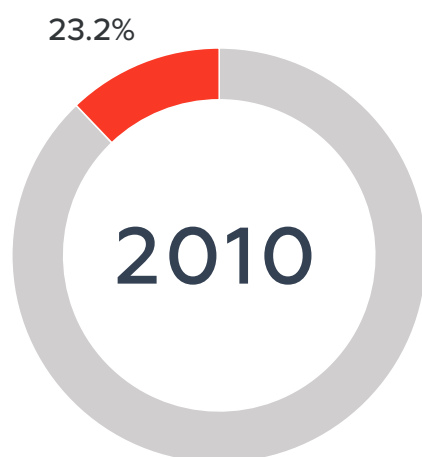
- White Alone
- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races



Source: United States Census Bureau, 2010; ESRI BAO, 2020.



## HISPANIC ORIGIN



Source: United States Census Bureau, 2010; ESRI BAO, 2020.

## HOUSEHOLD INCOME

Using income data provided by the Census Bureau, ESRI BAO provides 2019 household income estimates for the Redevelopment Area, the City of Groveland, and Lake County—the results of which are summarized in Table 1. As shown in the provided infographic, there were 986 households estimated to be within the Redevelopment Area as of 2019. The median household income for the Redevelopment Area during this time period is estimated to be roughly \$4,000 more than the household median for the County but is more than \$1,000 less than the median household income for the City as a whole.

**Table 1** Redevelopment Area, City, and County Household Income Estimates, 2019

|                 | REDEVELOPMENT AREA | GROVELAND | LAKE COUNTY |
|-----------------|--------------------|-----------|-------------|
| # OF HOUSEHOLDS | \$115,674          | \$140,917 | \$176,703   |

| HOUSEHOLD INCOME RANGE | PERCENT | PERCENT | PERCENT |
|------------------------|---------|---------|---------|
| <\$15,000              | 9.8     | 9.5     | 10.1    |
| \$15,000 - \$24,999    | 9.2     | 8.3     | 11.3    |
| \$25,000 - \$34,999    | 8.2     | 8.6     | 9.74    |
| \$35,000 - \$49,999    | 15.4    | 15.5    | 16.1    |
| \$50,000 - 74,999      | 19.8    | 18.9    | 20.1    |
| \$75,000 - \$99,999    | 20.5    | 21.6    | 13      |
| \$100,000 - \$149,999  | 13.4    | 13.9    | 12.6    |
| \$150,000 - \$199,999  | 2       | 2.6     | 4.2     |
| \$200,000 <            | 1.5     | 1.2     | 2.9     |

MEDIAN  
HOUSEHOLD  
INCOME

**\$56,916**

**\$58,444**

**\$52,376**

Source: United States Census Bureau, 2010; ESRI BAO, 2020.









## DEMOGRAPHIC TAPESTRY

One means of analyzing population data and market trends is by using ESRI's Tapestry Segmentation. The Tapestry Segmentation provides an accurate, description of America's neighborhoods. U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The segments are further classified into LifeMode and Urbanization Groups. The Groveland Community Redevelopment Area features three (3) Tapestry Segments – Middleburg, Southern Satellites, and Barrios Urbanos. Whether it be Average Household Size, Median Age, or Median Household Income, the data reveals that the Redevelopment Area is rich with residents from all walks-of-life and backgrounds. These three (3) Tapestry Segments are described in the Figure 6.

## MIDDLEBURG



Average Household Size:  
**2.75**



Median Age:  
**36.1**



Median Household Income:  
**\$59,800**



Percentage of  
Redevelopment Area  
Households  
**53.3%**

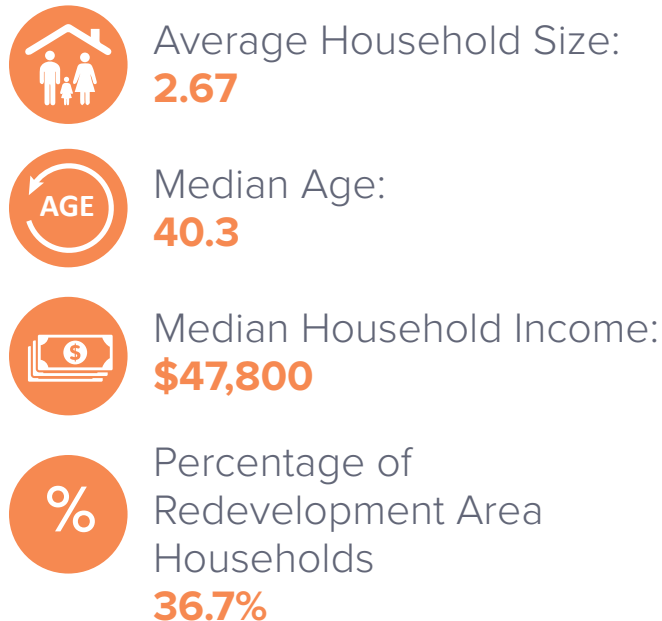


Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.



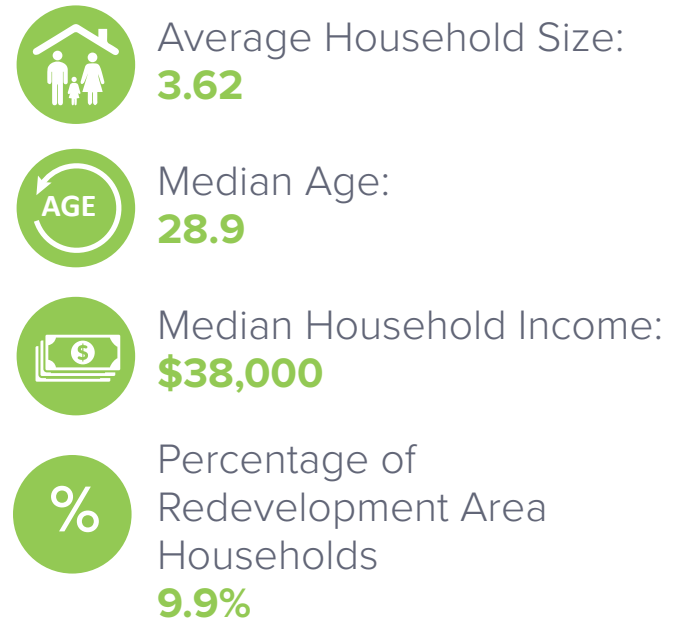
Figure 6 Demographic Tapestry 2020

## SOUTHERN SATELLITES



Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

## BARRIOS URBANOS



Family is central within these diverse communities. Hispanics make up more than 70% of the residents. More than one in four are foreign born, bringing rich cultural traditions to these neighborhoods in the urban outskirts. Dominating this market are young families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye towards brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

## TOTAL LAND AREA

When the latest FON report was adopted in 2020, the Community Redevelopment Area's total acreage was expanded by 633.36 acres (excluding rights-of-ways) as measured by conducting spatial calculations utilizing geographic informational system (GIS) software. This expansion area included once included unincorporated Lake County parcels which have since been removed. When the Groveland CRA Plan update was adopted in 2021, it was agreed upon by the Groveland City Council and Lake County Commission to remove the unincorporated county parcels from the CRA expansion area. When merged with the previous Redevelopment Area (915.28 acres excluding rights-of-way and water), the Groveland Community Redevelopment Area totals 1,548.64 acres.

## EXISTING LAND USE, FUTURE LAND USE, AND ZONING<sup>1</sup>

The Redevelopment Area is home to a broad range of existing land uses. According the most recently available GIS data provided by the Lake County Property Appraiser, the Redevelopment Area features 11 generalized existing land use types, which were condensed from hundreds of property use codes developed by the Department of Revenue. This subsection also discusses the City and County future land use designations found within the Redevelopment Area, which often have a direct impact on a site's current and future economic development potential based on bulk standards and residential densities. Finally, this portion of the Existing Conditions Analysis touches briefly on the state of zoning regulations within the Redevelopment Area based upon the City's recent land development code update and the County's existing zoning standards.

### EXISTING LAND USE

As shown in Figure 7 and Figure 8, the predominant land uses in the Groveland Community Redevelopment Area are agriculture, single-family residential, and vacant residential which spans 25 percent, 19 percent, and nine (9) percent of the Redevelopment Area, respectively. There is also a large quantity of vacant and active institutional land within the subject area (which includes churches, schools and municipal lands) that accounts for a combined total of 9% of the Redevelopment Area.

Existing land uses determine the Redevelopment Area's tax base which then defines the amount of funds available to the Redevelopment Agency for future capital projects and programming. Considering that institutional uses typically do not pay taxes and that vacant land, or lands without an associated structure, generally yield less ad valorem revenue than developed land, there is approximately 573 acres of land within the Redevelopment Area (or 37%) that generates little to no taxable revenue. While institutional uses can provide much-needed community services and are less likely to close in the event of an economic downturn than private sector enterprises, the ±434 acres of vacant land present an opportunity to enhance the Redevelopment Area through new private-sector development which can generate additional tax increment revenue for the Agency.

*<sup>1</sup>The information provided in the following section(s) are derived from the most recently-available GIS data made available by the Lake County Property's Appraiser's Office, Lake County, and the City of Groveland. Although every effort was made to ensure the accuracy provided herein, there are minor inconsistencies between each data source. Wherever possible, these inconsistencies have been rectified.*

**Figure 7 Existing Land Use Summary, 2020**

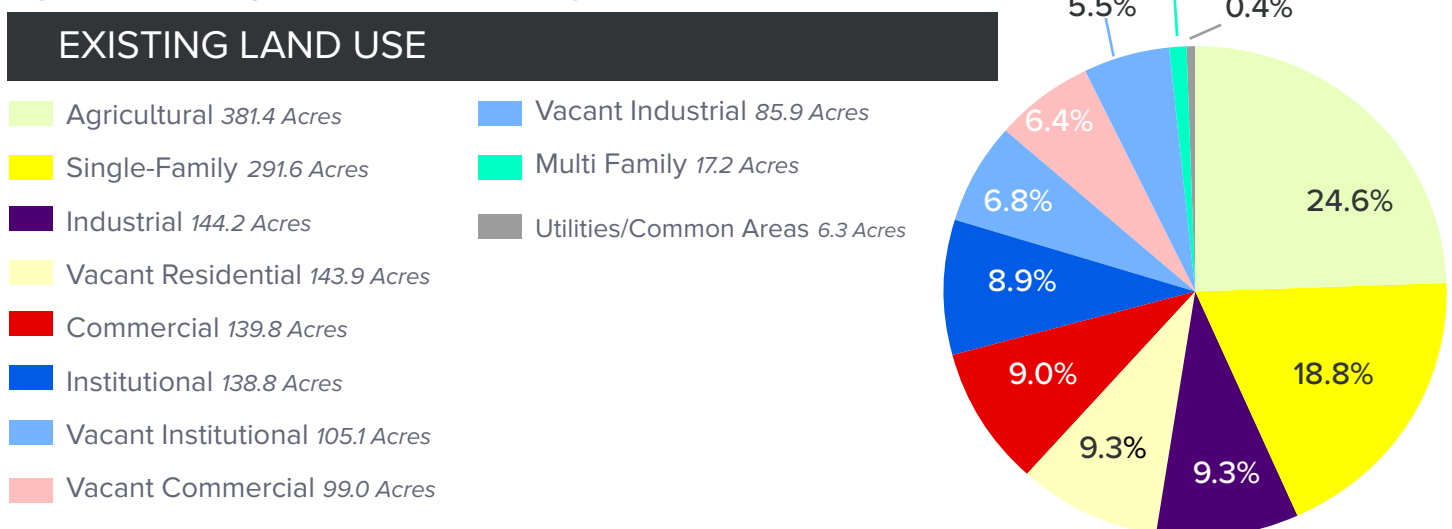
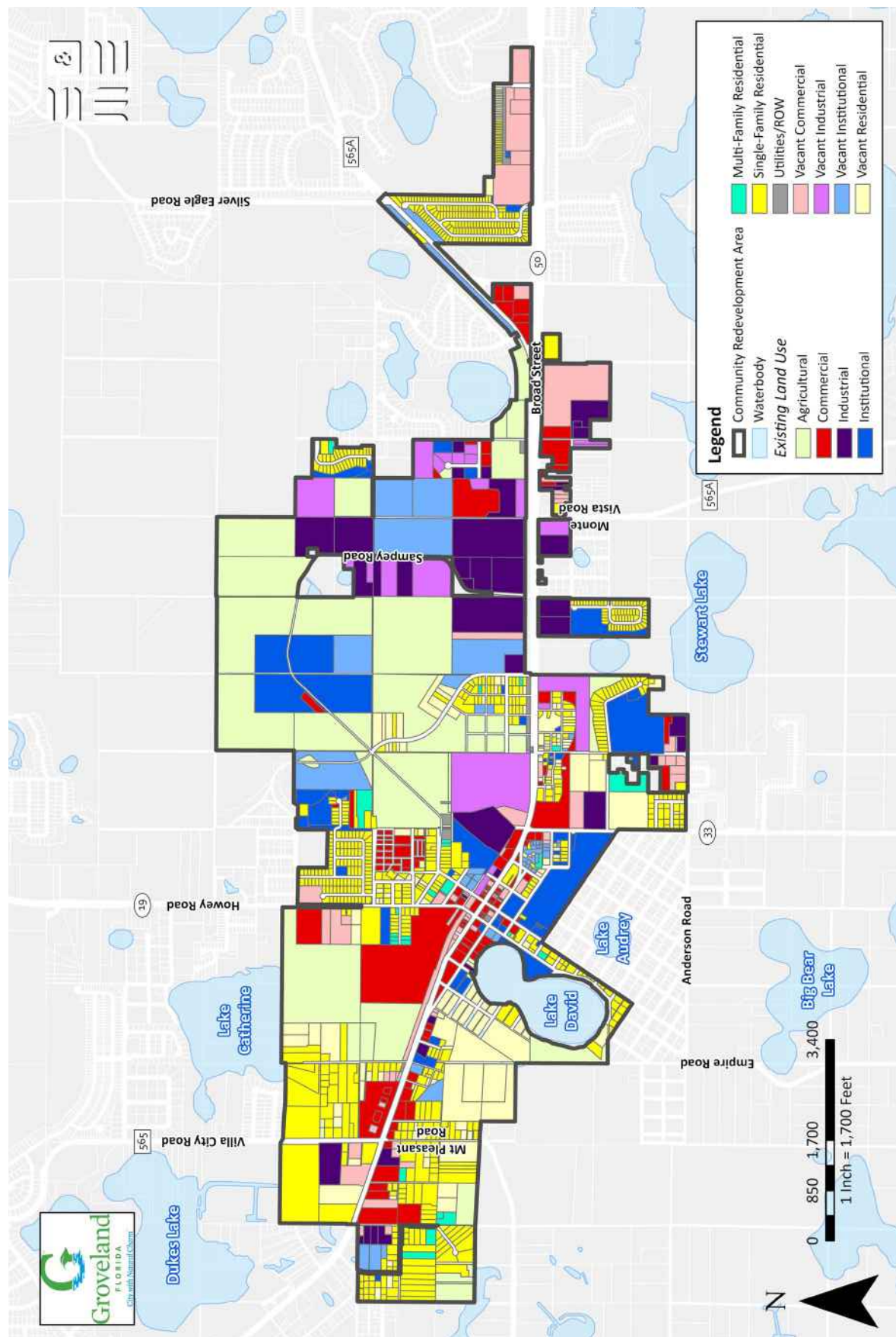




Figure 8 Existing Land Use Map



Source: City of Groveland, 2019; Lake County, Lake County Property Appraiser, S&ME, 2020.



# FUTURE LAND USE

Future land use designations organize land use patterns to best accommodate projected population and development growth, while minimizing adverse impacts on natural resources and public services. Table 2 shows the Future Land Use (FLU) designations for the CRA. It should be noted that an additional 64.4 (4.2%) acres of land within the Redevelopment Area do not currently have a FLU designation due (marked as "Water" in Table 2) to the presence of environmentally-significant features such as wetlands or bodies of water that act as significant barriers to future development.

The predominant future land use category within the Redevelopment Area, based on total land area, is Conservation, at 581.4 acres (or 38% of the total area). These lands are found in various locations within the Redevelopment Area but are primarily focused north of State Road 50. The City defines the Conservation future land use category as areas of open land, water, marsh, wetlands, and environmentally sensitive areas. Conservation lands may be publicly or privately owned and typically allow passive recreational activities, such as fishing, hiking, biking, canoeing, and paddle boarding.

Following Conservation is Established Neighborhood, which comprises 383.9 acres (or 25% of the total Redevelopment Area). This future land use category primarily describes communities which were previously developed under traditional zoning standards or as Planned Unit Developments such as Green Valley West, Osprey Cove, and Lake Dot Landing. This category permits a wide range of uses by right, including residential, recreation, commercial, office, mixed use, industrial, and institutional uses.

The third largest future land use category within the Redevelopment Area is Employment Center. Defined by the comprehensive plan as industrial, commercial, office, and institutional lands which include several industrial PUDs, and a myriad of public facilities. Lands possessing this future land use designation total approximately 286.4 acres (18.5%) within the Redevelopment Area.

Town, the fourth most predominant future land use category in the Redevelopment Area, comprises 201.7 acres (13% of the total land area). This designation, which applies to the heart of the CRA, is described as the densest community type found within the City, along SR 50, and is comprised of several neighborhoods connected by a street grid proximate to regional thoroughfares. This category allows a maximum density of nine (9) dwelling units per acre and a lot coverage not to exceed 90%, depending the property's underlying zoning designation(s). As such, the Town Future Land Use category is intended to be implemented through three (3) zoning districts: Core, Center and Edge, which are described in detail in the subsection ahead.

The remaining FLU categories within the Redevelopment Area each comprise 10% or less of the total area. Figure 9 displays the data in reference to the Groveland Community Redevelopment Area.



**Table 2 Future Land Use Summary, 2020**

| FUTURE LAND USE    | ACREAGE        | % OF TOTAL  |
|--------------------|----------------|-------------|
| Conservation (CON) | 581.4          | 37.5%       |
| Established        | 383.9          | 24.8%       |
| Employment         | 286.4          | 18.5%       |
| Town               | 201.7          | 13.0%       |
| Agriculture        | 38.7           | 2.5%        |
| Green Swamp Town   | 38.4           | 2.5%        |
| Village            | 19.7           | 1.3%        |
| Water              | 64.4           | 4.2%        |
| <b>Total</b>       | <b>1,550.2</b> | <b>100%</b> |

Source: City of Groveland, 2019; Lake County, S&ME, 2020

Note: All acreages provided herein are rounded and do not include rights-of-way thus, may not total 100% of the Redevelopment Area).





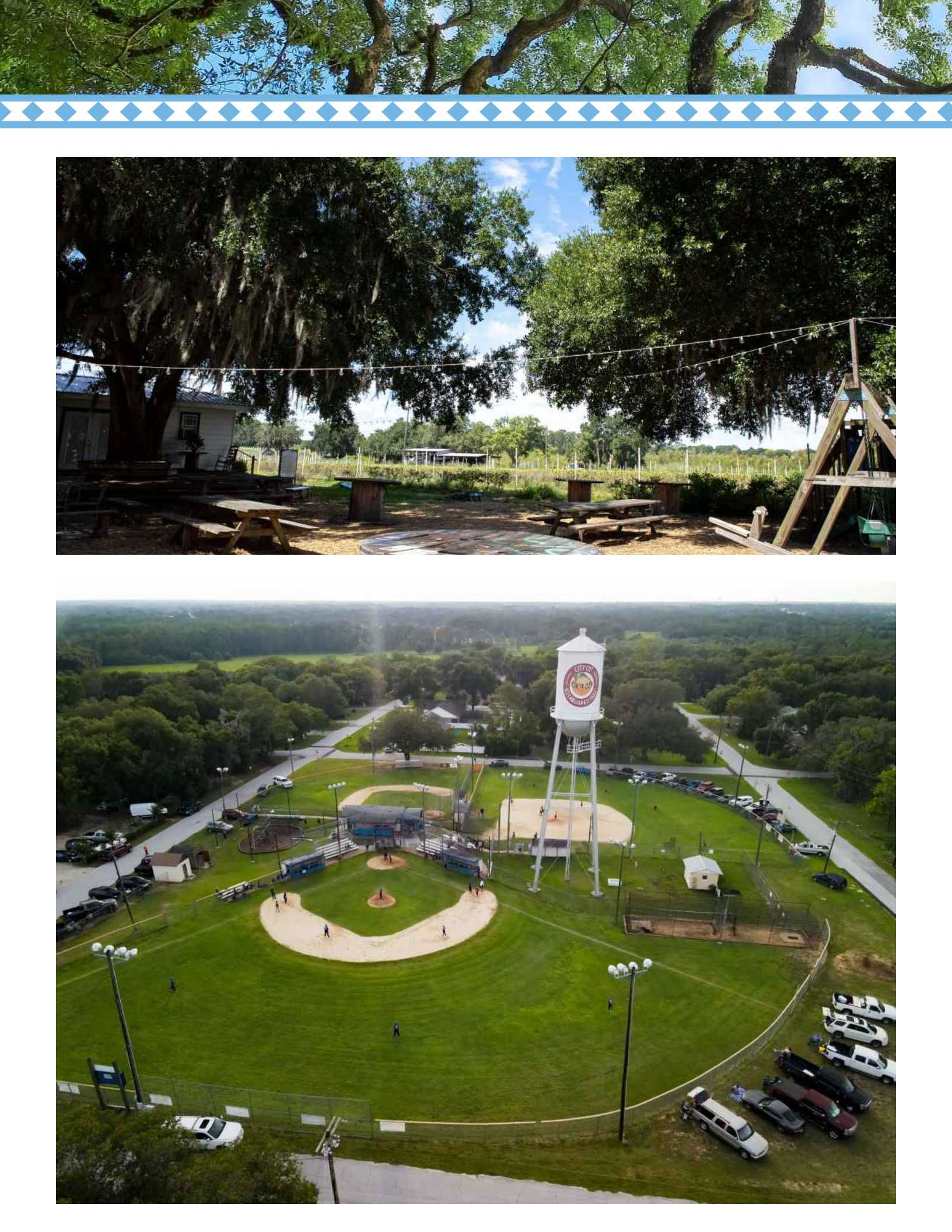
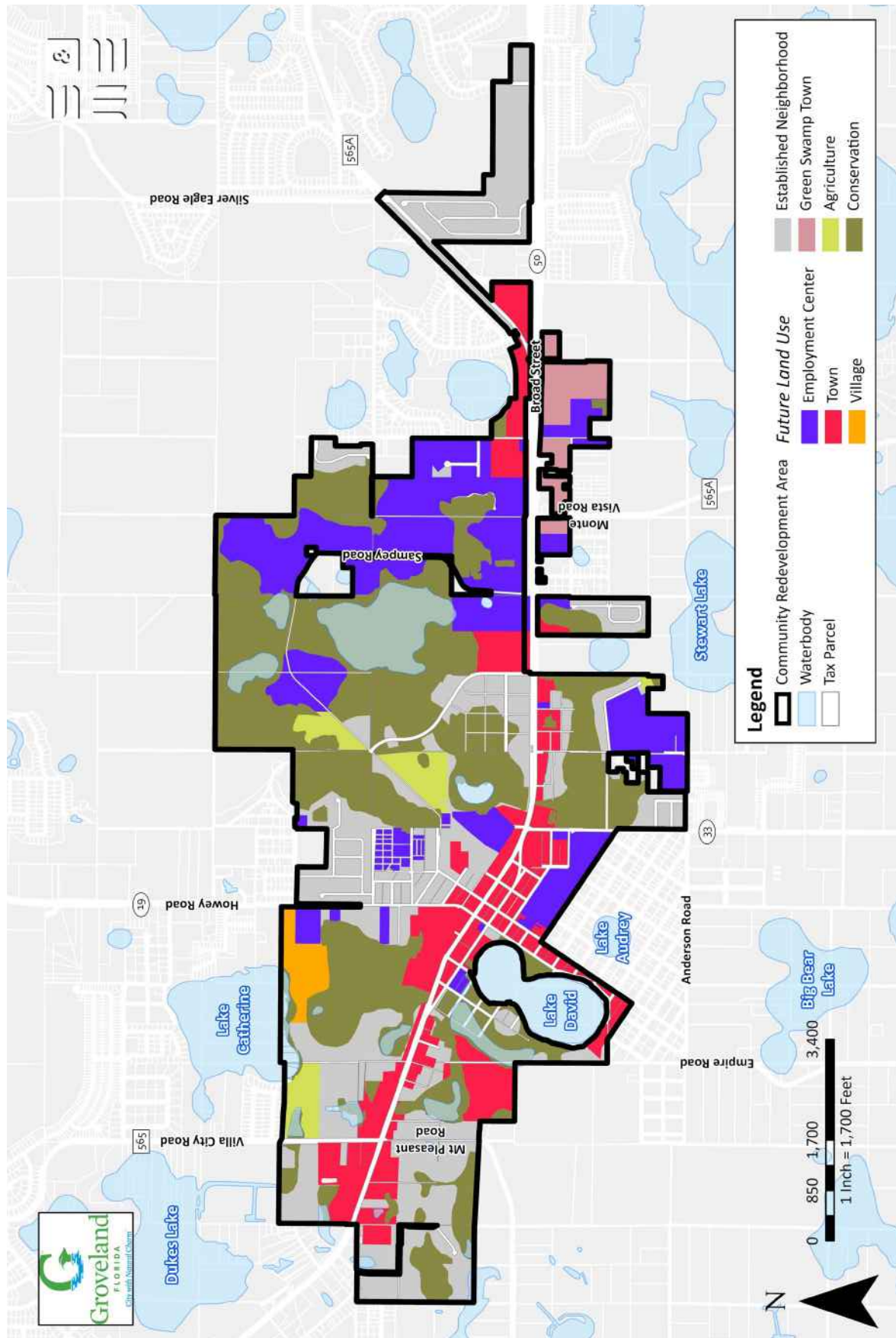




Figure 9 Future Land Use, 2020



Source: City of Groveland, 2019; Lake County, Lake County Property Appraiser, S&ME, 2020.

## ZONING

It should be noted that the City of Groveland recently adopted a new land development code (known as the Community Development Code) which creates new zoning districts (referred to as Community Types) that will incrementally replace existing zoning designations. Although the updated Community Development Code has been adopted, there have been no changes to the City's zoning map at the time of this plan update. Therefore, this analysis is based on the zoning designations that are currently found within the Groveland Community Redevelopment Area as of 2020.

The predominant zoning district within the Redevelopment Area, based on total size, is M-1 (Industrial) at 198.4 acres or 13% of the total Redevelopment Area. The primary purpose of this district is to designate an area for light industrial uses, such as warehousing, wholesale, packaging, light manufacturing engaged in process or fabrication of products and machinery and the offices and shops of small contractors as well as other types of uses which are incompatible in other districts, in settings where such uses are compatible with each other and with surrounding uses.

The next largest zoning designations (by acreage) are PUD (Planned Use Development) and R-3 (Moderate Density Residential), at 9% of the total Redevelopment Area, each. The primary purpose of PUD district is to facilitate comprehensive plan policies by allowing a variety of housing types and associated uses. Permitted uses include residential, mixed-use, commercial, and industrial. The R-3 district focuses on permitting an area for moderate density multi-family housing; some office use may be permitted as well, provided they do not conflict with the residential usage nor result in traffic impacts. Not all parcels within the Redevelopment Area have been designated with a zoning classification. Table 3 summarizes the zoning composition of the Redevelopment Area and Figure 10 displays this data spatially.

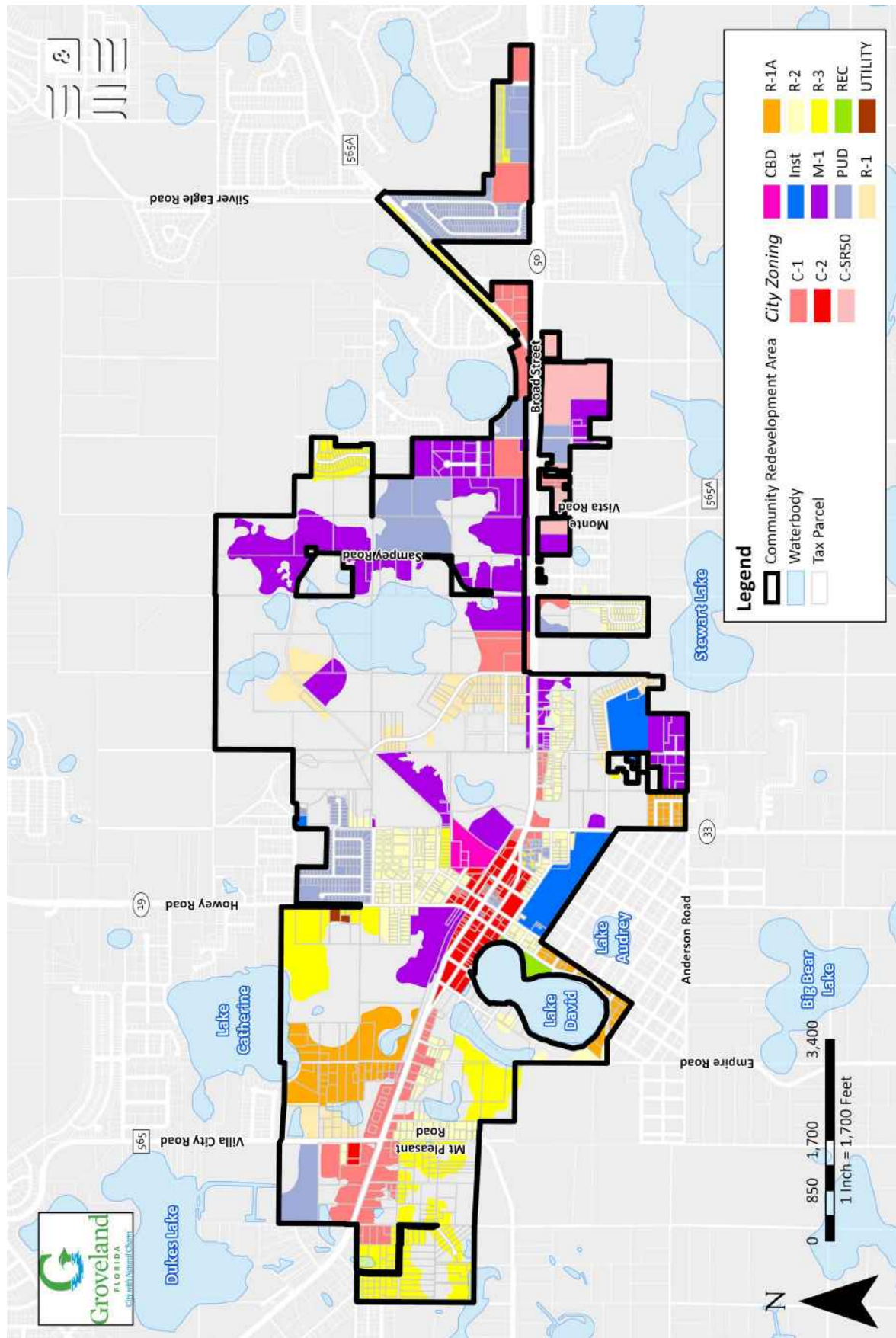
**Table 3 Zoning Summary, 2020**

| ZONING                                    | ACREAGE | % OF TOTAL |
|---|---------|------------|
| M-1 (Industrial)                          | 198.4   | 12.8%      |
| PUD (Planned Unit Development)            | 136.1   | 8.8%       |
| R-3 (Moderate Density Residential)        | 133.8   | 8.6%       |
| C-1 (Commercial-Highway)                  | 106.7   | 6.9%       |
| R-2 (Low Density Residential)             | 91.3    | 5.9%       |
| R-1A (Single-Family Residential)          | 61.1    | 3.9%       |
| R-1 (Single-Family Residential)           | 51.6    | 3.3%       |
| Inst (Institutional)                      | 40.1    | 2.6%       |
| C-SR50 (SR 50 Commercial)                 | 31.8    | 2.0%       |
| C-2 (General Commercial/Central Business) | 29.7    | 1.9%       |
| CBD (Central Business District)           | 9.7     | 0.6%       |
| REC (Recreation)                          | 3.8     | 0.2%       |
| Util (Utilities)                          | 1.6     | 0.1%       |
| Unassigned Zoning                         | 657.2   | 42.3%      |
| Total                                     | 1,552.9 | 100%       |

Source: City of Groveland, 2019; Lake County, S&ME, 2020



Figure 10 Zoning, 2020



Source: City of Groveland, 2019; Lake County, Lake County Property Appraiser, S&ME, 2020.



Based on the directives of the Comprehensive Plan and the structure of the new Community Development Code, areas of the CRA designated as Town on the Future Land Use Map will be rezoned to Core, Center or Edge as properties begin to develop or redevelop. The City intends for these districts to be assigned via a radial pattern from the center of designated Town FLU areas. The center-most district, Core, is intended to accommodate the most intensive development, allowing for retail, office, and attached housing, and is located within a one-fourth mile pedestrian shed from the center of the Town category. The next concentric zoning district is Center, which permits smaller lot residential and commercial development, and is intended to occupy lands located between 1/4 to 1/2 miles from the center of the Town designation. The final district, Edge, primarily permits larger lot residential, and comprise the area located between 1/2 to 3/4 miles from the center of the Town category. Maximum lot coverages within these districts range from 90 to 60% depending on their proximity to the center. Likewise building heights for districts within the Town Future Land Use designation are 85' for Core, 40' for Center, and 35' for Edge.

## HOUSING

When growing a sustainable and prosperous community, the importance of possessing a diverse and stable housing market cannot be overestimated. However, national, state, and local trends have shown that the supply for housing has failed to keep pace with demand since the resolution of the Great Recession. For this reason, the Groveland Community Redevelopment Agency continues to encourage and provide incentives for developers to increase both the quantity and quality of the area's housing stock through capital projects and programming. This section identifies the area's regulatory, physical, and historical housing conditions so the Agency can better identify and implement context-sensitive improvements through the Goals, Objectives, Policies, and Projects identified in this plan.

### *Regulatory Conditions*

The Redevelopment Area is home to several zoning districts which permit residential uses by right. Alternatively, residential development will be permitted by right in several of the City's new districts as they become assigned throughout the Redevelopment Area. This includes Edge, Center, Core, Single Family Limited, Single Family Residential, Low Density Residential, Moderate Density Residential, Green Swamp Low Density, and Green Swamp Rural. When considered in total, the Redevelopment Area permits a wide range of housing types from single family detached units on larger lots to more urban multifamily apartments. As the Redevelopment Area becomes increasingly desirable for private sector investment through Agency initiatives, the City must continue to provide regulatory incentives and opportunities for new residential development that is able to meet the needs of new and existing residents.

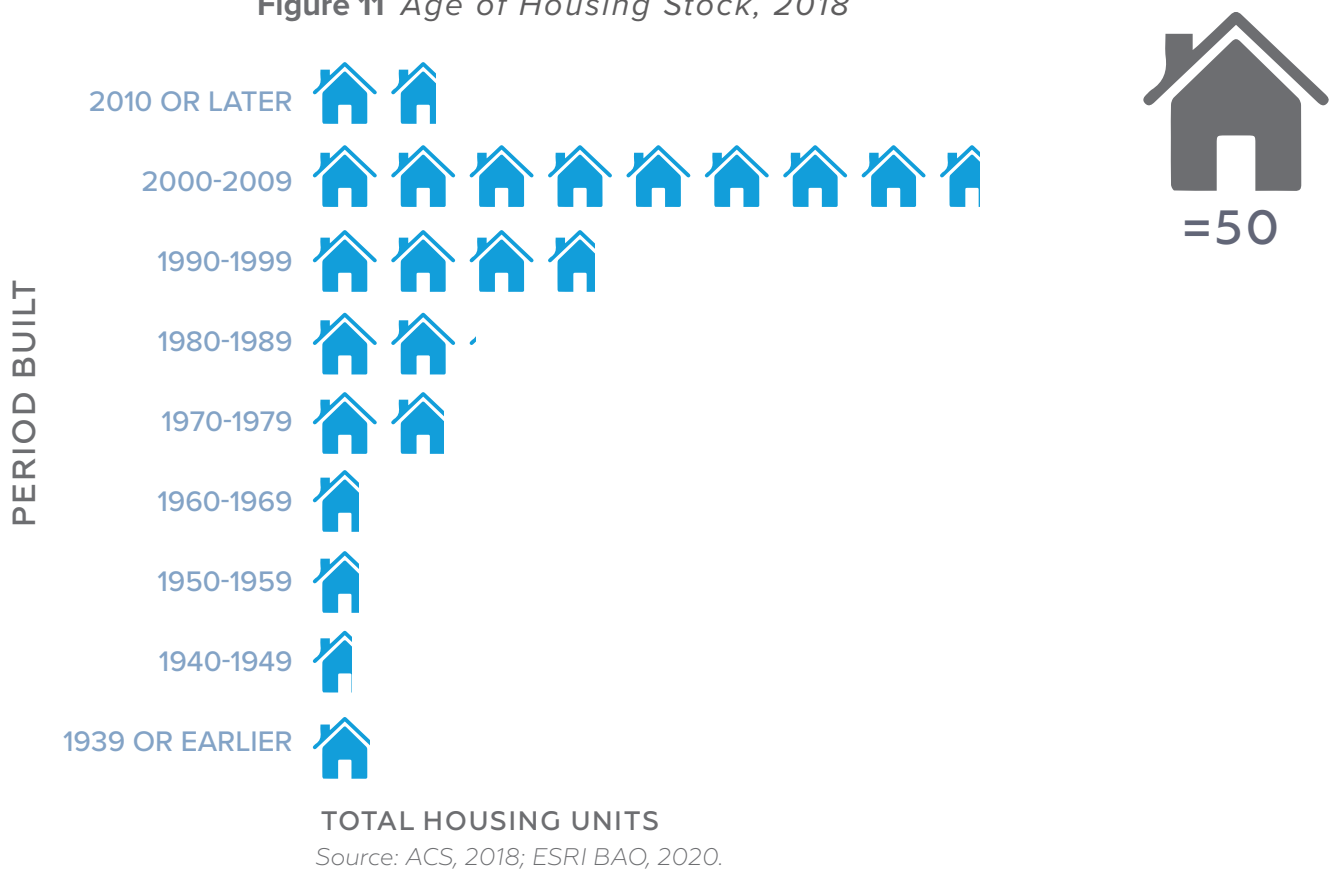
### *Age and Physical Condition*

The U.S. Census Bureau's American Community Survey (ACS) provides historical building information in their 2014-2018 5-year estimates for municipalities across the nation. Of the 1,081 units estimated by the ACS within the Redevelopment Area for 2019, less than half (48% at 524 units) were built after the turn of century, with the remaining 557 units (52%) built before the year 2000. The high percentage of older homes within the Redevelopment Area is an important component of this report, as the age of the housing stock has a direct correlation with the decline of the Redevelopment Area's condition. Typically, when homes get older, the cost of maintaining and improving the structure increases, which means homeownership within the area will become cost-prohibitive for its current and prospective owners as their property continues to age. Figure 11 identifies the estimated age range of housing units found within the Redevelopment Area.



Additionally, during the latest FON process, two (2) windshield surveys of the Redevelopment Area were conducted. During these surveys, numerous structures throughout the Groveland Community Redevelopment Area were found to be in poor condition, as evidenced by broken windows, the dumping of trash, unkempt lawns, and structural deterioration. Deteriorating housing identified within the Redevelopment Area was generally located in the neighborhoods southeast of the Arlington Road and W Broad Street intersection and in the neighborhood located north of Curtis Avenue.

Figure 11 Age of Housing Stock, 2018





## HISTORIC FEATURES

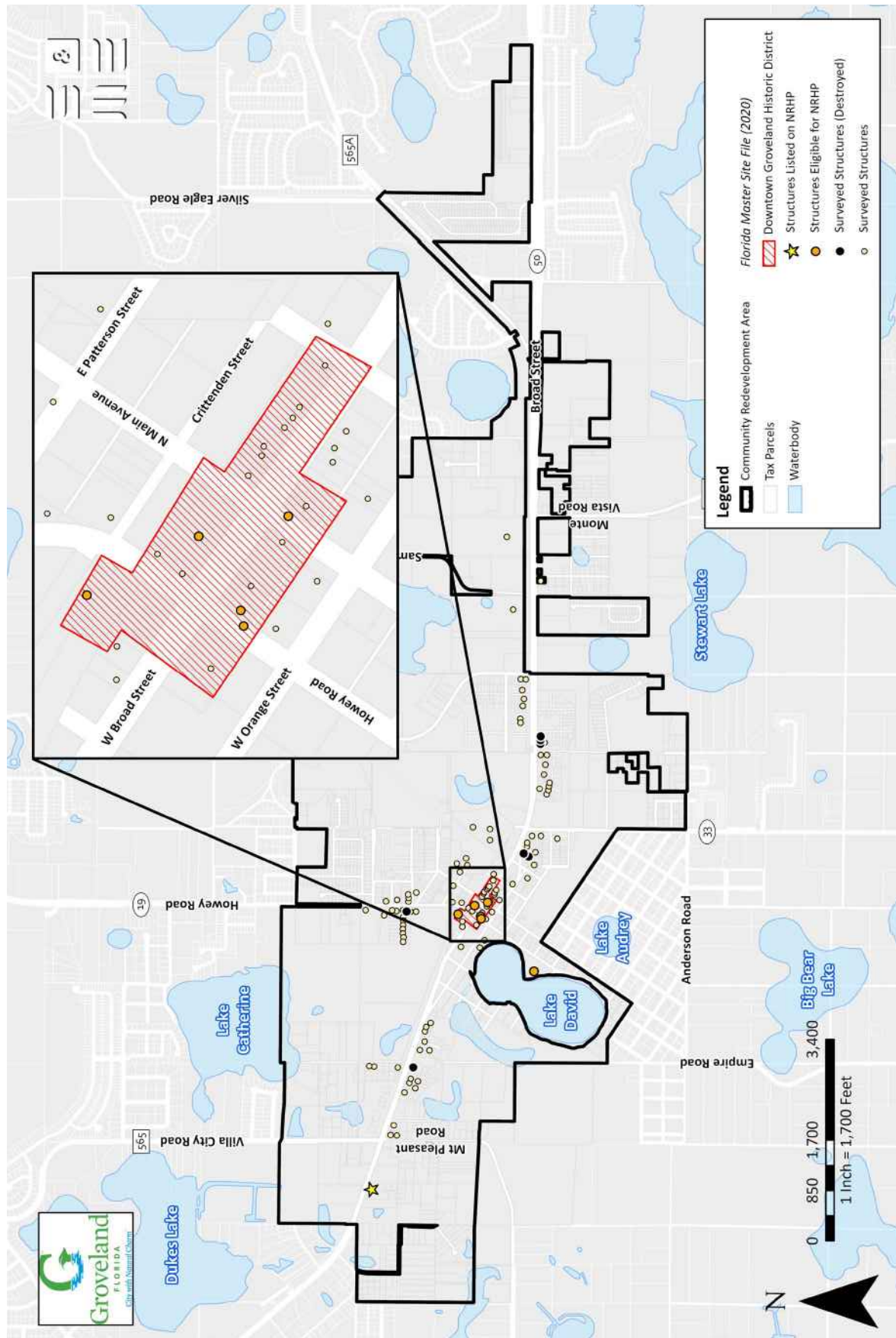
The Florida Division of Historical Resources maintains the Florida Master Site File (FMSF). This resource is a paper file archive and computer database of surveyed historical/cultural resources in Florida. Resources can include items such as historic structures, cemeteries, bridges, districts, railways, landscapes, and other historically significant features. The Site File also maintains copies of archaeological and historical survey reports and other manuscripts relevant to history and historic preservation in Florida.

As shown in Figure 12, the Groveland Community Redevelopment Area is a community rich with history and cultural significance. According the latest FMSF survey data made available to the public, there are currently 116 structures, two (2) railways, one (1) historic district, and one (1) historic resource group within the Redevelopment Area boundary. Many of these resources, such as the Downtown Groveland Historic District and the Groveland Train Depot, are considered to be of local significance, yet only the Edge House (1218 West Broad Street) is listed on the National Register of Historic Places (NRHP). However, six (6) additional structures and the Downtown Groveland Historic District have been noted in the Florida Master Site File as eligible for a potential future listing on the NRHP.





Figure 12 Historical Resources, 2020



Source: FMSF, Lake County, Lake County Property Appraiser, S&ME, 2020.



# SIGNAGE

Although often overlooked in redevelopment discussions, signage plays an important role within our communities. Signs can welcome visitors into an area, assist the unfamiliar in navigating city streets, bring attention to thriving local businesses, and even help foster a sense of place and identity. However, when signage within a city is implemented poorly, it can have long-term, destructive impacts, such as causing disruptions in an area’s natural and built environment or even dangerously reducing sightlines on local transportation networks. Thus, implementing sign regulations and addressing non-conformities will continue to be a priority of the Agency for the foreseeable future.

Currently, the Redevelopment Area possesses diverse sign types that often differ in shape and size from property to property. This diversity ranges from pole-mounted signs, to monument signs with varying heights, and to a wide variety of building signs (wall, window, projecting, etc.). The primary corridor within the Redevelopment Area, State Road 50, is primarily fronted by a mix of commercial and industrial properties featuring a combination of monument and pole-mounted signs with little similarities in terms of height, design, or materials used.

Farther north and south of State Road 50 are industrial, residential, and agricultural properties (the latter of which does not typically necessitate the construction of onsite signs). Although the type, condition, and quality of signage frequently varies for industrial uses, residential signage is almost nonexistent. In fact, with few exceptions, there is virtually no residential signage within the Redevelopment Area besides in infrequent monument subdivision identification signs. Although frequent identification and branded signage is not required for residential developments, it can increase community pride and help establish a sense of place for each neighborhood.

Centered within the Groveland Community Redevelopment Area is the City’s historic downtown, which possesses many historic structures. Despite this significance, there is no signage identifying the presence of a historic downtown, nor is there any wayfinding signage to important community features such as City Hall or Lake David Park. Yet individual developments provide their own signage onsite, frequently attached to the building or windows.

In efforts to enhance the signage found throughout the area, local signage will continue to be regulated by the City’s Community Development Code. Additionally, Goals, Objectives, Policies, and Projects have been included in this report which seek to develop and implement wayfinding and branding programs within the area, particularly within the City’s historic downtown.

# TRANSPORTATION NETWORK

A city’s transportation network is not comprised solely of the width, frequency, and condition of area roadways; it is about the cohesion, support, and access for all modes of transportation, whether it be driving, walking, biking, or riding public transportation systems. This analysis looks at the existing conditions for each of these network components (along with a detailed look at the network safety) to help form and contextualize the transportation-related Goals, Objectives, Policies, and Projects presented within this plan.



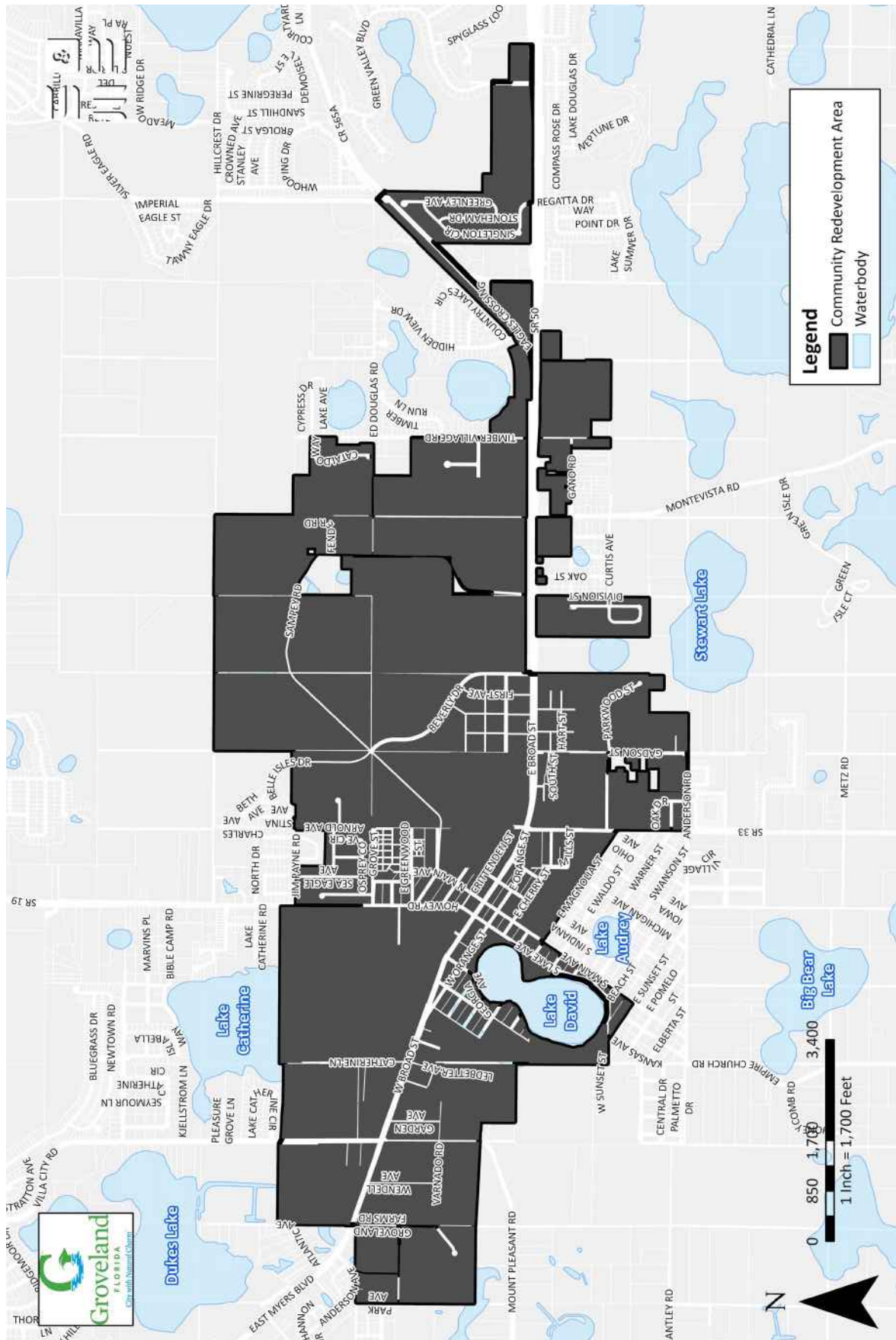
## ROADWAY NETWORK

The Redevelopment Area's roadway network reflects a variety of development patterns. The City's historic downtown is structured in a grid-like system with smaller block sizes generally ranging between 200 and 350 feet in width. Outside of the downtown, the Community Redevelopment Areas transitions into a more suburban and rural roadway network. As such, there is frequently little connectivity between individual developments and lots via shared access driveways or side streets, which places significant pressure on major area roadways such as State Road 50, State Road 19, and County Road 565A to facilitate a significant portion of all traffic within the Redevelopment Area. This roadway network is shown in Figure 13.





Figure 13 Roadway Network



Source: City of Groveland, Lake County, S&ME, 2020



## REDEVELOPMENT AREA

### State Road 50 (Broad/Orange Street)

The widest and most heavily traveled corridor within the Redevelopment Area is State Road 50 (locally known as Broad or Orange Street, depending on the segment and direction). This four (4) lane roadway runs east-west, extending past both the Redevelopment Area's eastern and western boundaries. Although the segment of State Road 50 located within the Redevelopment Area is generally divided by medians, the road physically splits into a pair of two (2)-lane, single direction roadways which traverse downtown Groveland. Speed limits within the Redevelopment Area range from 35 to 55—the former of which is found exclusively within the downtown area.

The entirety of State Road 50 maintains sidewalks on both sides of the road, even when the road splits. Building form along this corridor is generally suburban in nature, with deep front setbacks and onsite parking fronting the roadway. For the portion of State Road 50 that runs through downtown Groveland, however, building form becomes increasingly urban, with minimal setbacks, smaller lots, and higher floor area ratios. The right-of-way (ROW) width outside the downtown area ranges widely from 100 feet west of downtown to almost 200 feet at the segment's widest point near the Redevelopment Area's eastern boundary. In contrast, ROW widths become significantly smaller downtown, as the ROW width of Orange Street hovers around 60 feet while the segment of Broad Street running through downtown is approximately 80 feet.

### State Road 50 (Westbound)



RIGHT OF WAY WIDTH = 124'

| AREA        | TRAVEL LANE | MEDIAN | SIDEWALK | BIKE LANE | PARKWAY <sup>1</sup> | OTHER <sup>2</sup> |
|-------------|-------------|--------|----------|-----------|----------------------|--------------------|
| Width       | 10'         | 22'    | 5'       | 4'        | 7'                   | 30'                |
| #Provided   | 4           | 1      | 2        | 2         | 2                    | n/a                |
| Total Width | 40'         | 22'    | 10'      | 8'        | 14'                  | 30'                |

<sup>1</sup>This value includes curb and gutter.

<sup>2</sup>Easements and unused right-of-way.

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020.



### State Road 50 (Broad Street) in Downtown Groveland (Westbound)

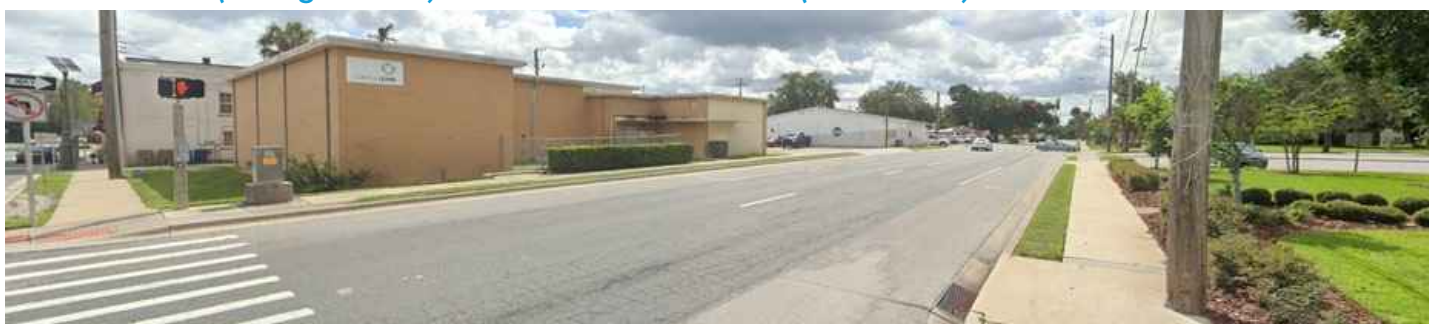


RIGHT OF WAY WIDTH = 80'

| AREA        | TRAVEL LANE | SIDEWALK | ON-STREET PARKING |
|-------------|-------------|----------|-------------------|
| Width       | 12'         | 18'      | 10'               |
| #Provided   | 2           | 2        | 2                 |
| Total Width | 24'         | 36'      | 20'               |

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020

### State Road 50 (Orange Street) in Downtown Groveland (Eastbound)



RIGHT OF WAY WIDTH = 60'

| AREA        | TRAVEL LANE | SIDEWALK | ON-STREET PARKING | PARKWAY <sup>1</sup> |
|-------------|-------------|----------|-------------------|----------------------|
| Width       | 12'         | 5'       | 10'               | 3'                   |
| #Provided   | 2           | 2        | 2                 | 2                    |
| Total Width | 24'         | 10'      | 20'               | 6'                   |

<sup>1</sup>This value includes curb and gutter.

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020.



### State Road 19 (Howey Road)

The portion of State Road 19 located within the Redevelopment Area is primarily a two (2)-lane undivided roadway, which runs north-south and slows from 40 miles per hour (mph) near the Redevelopment Area's northern boundary to 30 mph when approaching downtown Groveland. State Road 19 does not currently have sidewalks or bike lanes on either side of the street. Development along this corridor is suburban in nature, with nonresidential uses set back far from the road and residential development occurring primarily in subdivisions with a single primary access point along State Road 19. Average right-of-way width along this portion of State Road 19 is 60 feet.

### State Road 19 (Howey Road) (Southbound)



| RIGHT OF WAY WIDTH = 60' |             |          |                    |
|--------------------------|-------------|----------|--------------------|
| AREA                     | TRAVEL LANE | SHOULDER | OTHER <sup>1</sup> |
| Width                    | 12'         | 4'       | 40'                |
| #Provided                | 2           | 2        | n/a                |
| Total Width              | 24'         | 8'       | 36'                |

<sup>1</sup>This includes easements and unused rights-of-way.

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020



**County Road 565A**

The character and functionality of County Road 565A changes quickly depending on its location within the Redevelopment Area. Around its intersection with State Road 50, the County Road 565A ROW is approximately 98 feet in width, runs north-south, and features travel lanes, turn lanes, shoulders, and sidewalks along both sides of the road. The speed limit within this area is 40 mph. Nonresidential uses along this segment can be found on both sides of the street, with access provided via shared driveways between multiple developments.

**County Road 565A (Southbound)**



| RIGHT OF WAY WIDTH = 98' |             |           |          |          |                      |
|--------------------------|-------------|-----------|----------|----------|----------------------|
| AREA                     | TRAVEL LANE | TURN LANE | SIDEWALK | SHOULDER | PARKWAY <sup>1</sup> |
| Width                    | 11'         | 13'       | 5'       | 5.5'     | 9'                   |
| #Provided                | 3           | 2         | 2        | 2        | 2                    |
| Total Width              | 33'         | 26'       | 10'      | 11'      | 18'                  |

<sup>1</sup>This value includes curb and gutter.

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020.



Shortly past the intersection, County Road 525A converts into a more rural, two (2)-lane road, with a right-of-way width of 82 feet. Speed limits along this portion of the roadway transition from 40 mph to 45 mph. Additionally, this segment only features one (1) sidewalk along the east side of the street and no dedicated bike lanes. The ROW width of County 525A within this area is generally 82 feet.

### County Road 565A (Northbound)



RIGHT OF WAY WIDTH = 82'

| AREA        | TRAVEL LANE | SHOULDER | SIDEWALK | PARKWAY | OTHER <sup>1</sup> |
|-------------|-------------|----------|----------|---------|--------------------|
| Width       | 12'         | 3'       | 6'       | 20'     | 26'                |
| #Provided   | 2           | 2        | 2        | 2       | n/a                |
| Total Width | 24'         | 6'       | 6'       | 20'     | 26'                |

<sup>1</sup>Easements and unused rights-of-way.

Source: Google Earth, Lake County Property Appraiser, S&ME, 2020.

### Pedestrian Network

The benefits of an extensive sidewalk network within a community is difficult to overstate. If provided with enough width, protection, and accommodations, the pedestrian activity generated as a result can cultivate safer, healthier, and more walkable cities. However, providing an extensive sidewalk network within rural and suburban contexts can be a difficult task, primarily due to lack of density in those areas. Although the City of Groveland Community Redevelopment Area provides a relatively connected sidewalk network downtown, significant swaths of community continue to lack sidewalks or possess insufficient accommodations to support pedestrian activity.

For example, Groveland Elementary School is located within close proximity to several residential neighborhoods which likely contain students which attend this school. Yet, there are insufficient sidewalk facilities for students to walk or bike to school. To the west, Gadson Street only provides sidewalks between Parkwood Street and the UltraTec Special Effects property. Not only is the sidewalk located across Gadson Street from the elementary school, there is currently no designated pedestrian crossings along this corridor. Additionally, the sidewalk that is provided is only five (5) feet in width, which cannot facilitate more than two (2) children walking side-by-side. The insufficiency of this sidewalk is evidenced most explicitly by the 'desire lines' found on the east side of Gadson Street, which clearly indicates that better pedestrian facilities are both desired and needed for this area.





### *Gadson Street Adjacent to Groveland Elementary School (Eastbound)*



Source: Google Earth, 2020

Another vital local roadway that is missing adequate sidewalk provisions is N Main Avenue, which lacks sidewalk facilities north of its intersection with Patterson Street—despite the fact that this roadway connects with several residential properties. This assessment is also true for State Road 19, which features a wealth of residential neighborhoods and some nonresidential developments. The general lack of pedestrian facilities outside of the immediate downtown area is addressed in the Goals, Objectives, Policies, and Projects presented within this plan.

### *N Main Avenue*



Source: Google Earth, 2020

### *State Road 19*



Source: Google Earth, 2020



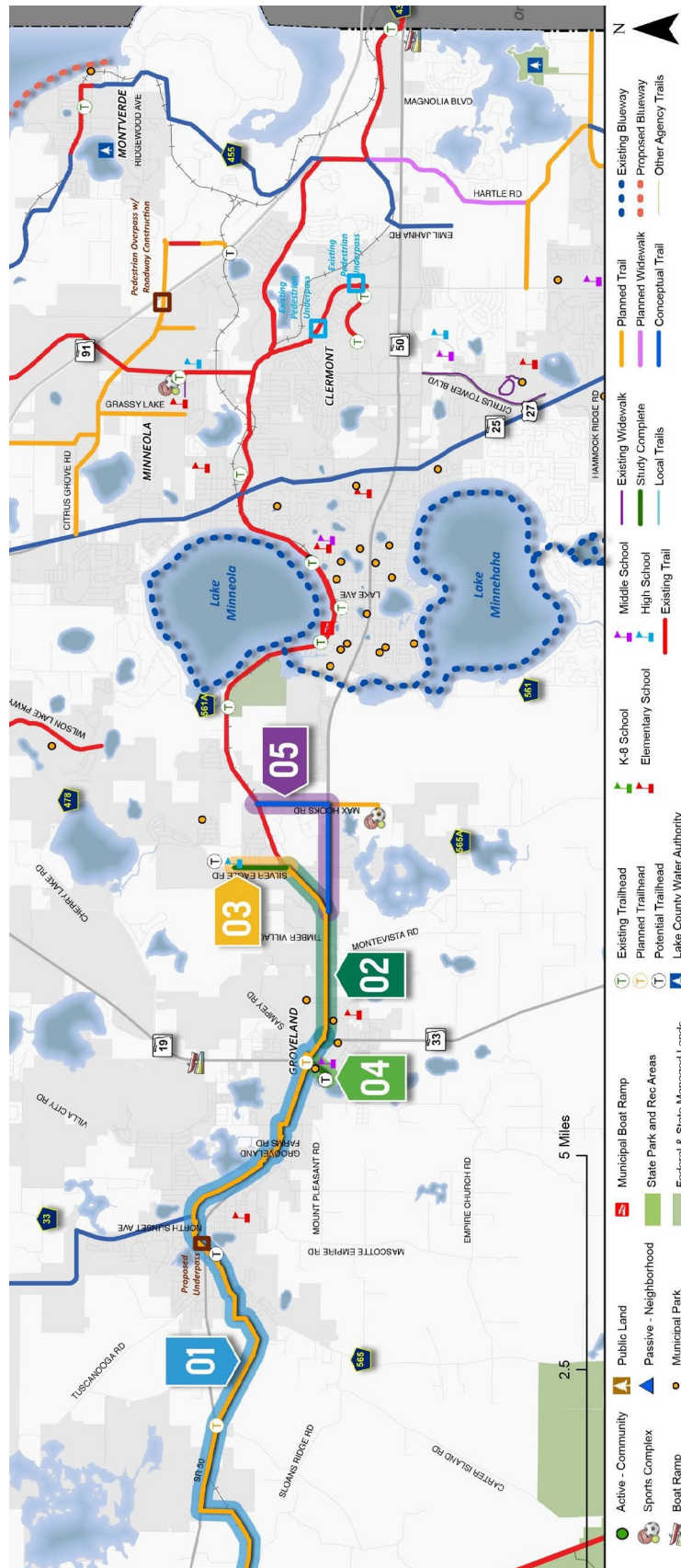
## Bicycle Network

The provision of bicycle accommodations and facilities can generate numerous benefits for a community: they can provide for greater safety in area mobility, decrease the frequency and severity of accidents, increase storefront sales, and reduce the vehicle miles travel (VMT) on congested roadways. Multiple studies have proven that fostering these benefits with a strong inventory of bicycle accommodations and facilities can help cultivate an environment ripe for economic development. Unfortunately, these benefits cannot yet be realized locally due to the lack of any significant dedicated bike lanes and trails throughout the Redevelopment Area.

However, these pedestrian and bicycle infrastructure deficiencies may be alleviated slightly by the construction of the South Lake Regional Trail identified in the September 2018 Lake County Parks & Trails Master Plan. According to the Plan, the bicycle and pedestrian facility is a “22.6 mile trail connecting the Van Fleet State Trail in Sumter County to the West Orange Trail in Orange County. It is also part of the Coast-to-Coast Trail system that will allow users to ride across Florida from St. Petersburg to Titusville.” Currently, segment 01 and segment 02 (as shown in the provided trail map) are being funded and led by FDOT and anticipated to begin construction in 2025 and between 2018-2019, respectively. Alternatively, the construction of Segments 03, 04, and 05 are expected to be led by the City, are currently unfunded, and do not have a projected construction start date as of 2020. Once the totality of this trail is completed, the City of Groveland and the Redevelopment Area should expect both local and regional pedestrian and bicycle activity to significantly increase—likely bringing with it a multiplier effect for the local economy in terms of new area visitors and patrons. Similar to communities like Winter Garden that have regional trails (former rail corridor) traversing through the heart of their downtowns, the South Lake Regional Trail provides a significant economic opportunity that should be capitalized and promoted in the Redevelopment Area.



## Planned South Lake Trail Map



Source: Lake County, 2018.



### **Public Transportation Network**

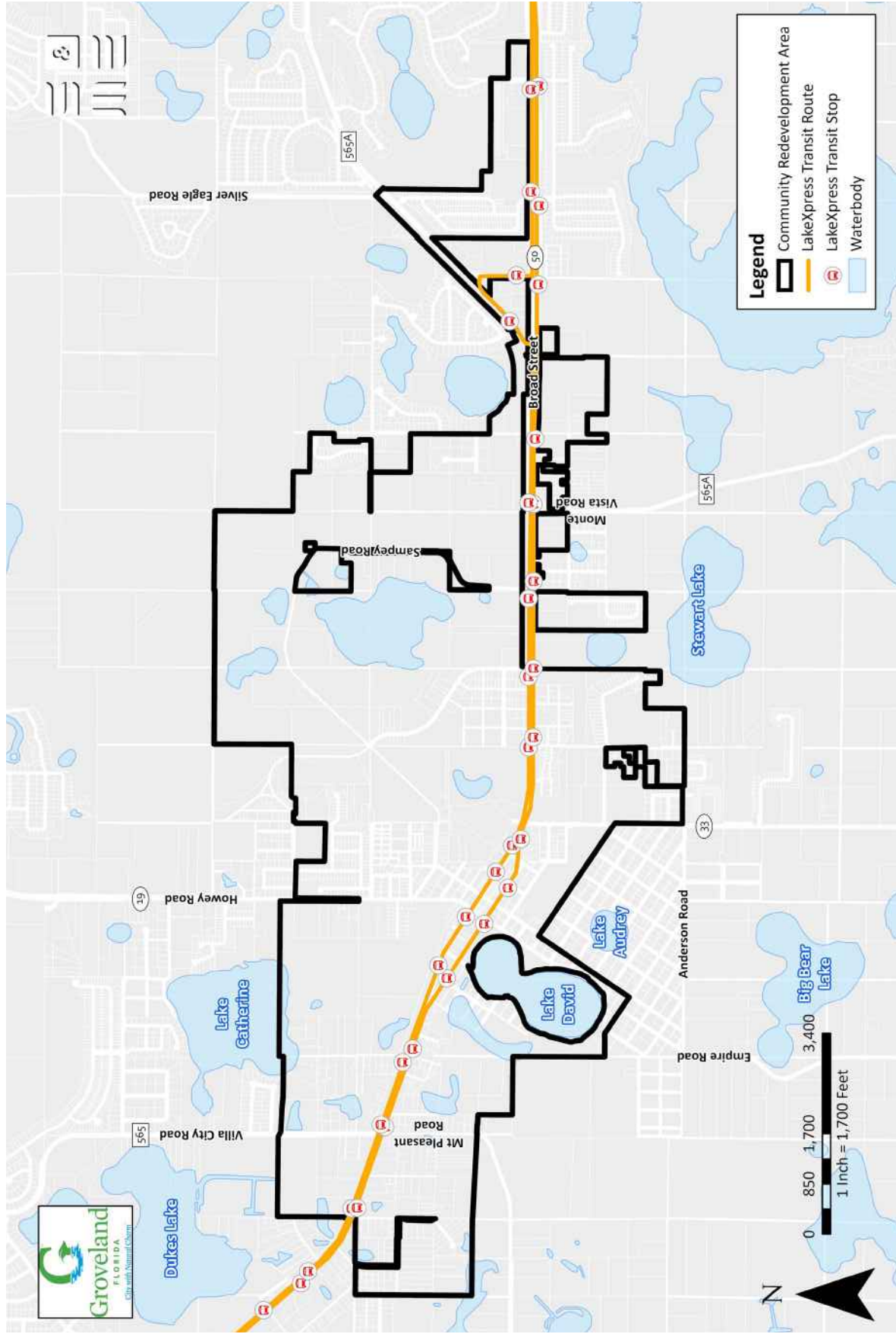
Public Transit service in Groveland is run by LakeXpress, which is Lake County's fixed-route bus system. As shown in Figure 14, only one (1) of the service's seven (7) routes serve the Redevelopment Area. Although each Redevelopment Area business and household is located within a half mile of a transit stop, transit service hours are extremely limited, as buses only run once per hour on weekdays until 8 PM and provide no service on Saturday, Sunday, or federal holidays. This schedule poses significant limitations for transit-dependent riders, especially if they work in employment centers located outside the City in nearby municipalities such as Minneola, Clermont, or Mascotte.

### **Network Safety**

The Florida Department of Transportation (FDOT) maintains extensive records for all roadway crashes within the State of Florida. As shown on Figure 15, FDOT's 2016 crash data (the latest publicly available for download) reveals that several segments and intersections found on roadways within or adjacent to the Redevelopment Area possess spatially-dense crash concentrations. The area corridors generating the highest volume of crashes appear to be State Road 50 (including both Broad and Orange Street), State Road 33, and County Road 565A. However, these crashes are concentrated most intensely at the intersections of W Broad Street and N Lake Avenue, E Broad Street and State Road 33, and E Broad Street and Grovemont Estates Road. Capital projects are proposed in the Goals, Objectives, Policies, and Projects portion of this document that are intended to eliminate or significantly reduce the frequency of crashes found within or adjacent to the Redevelopment Area.



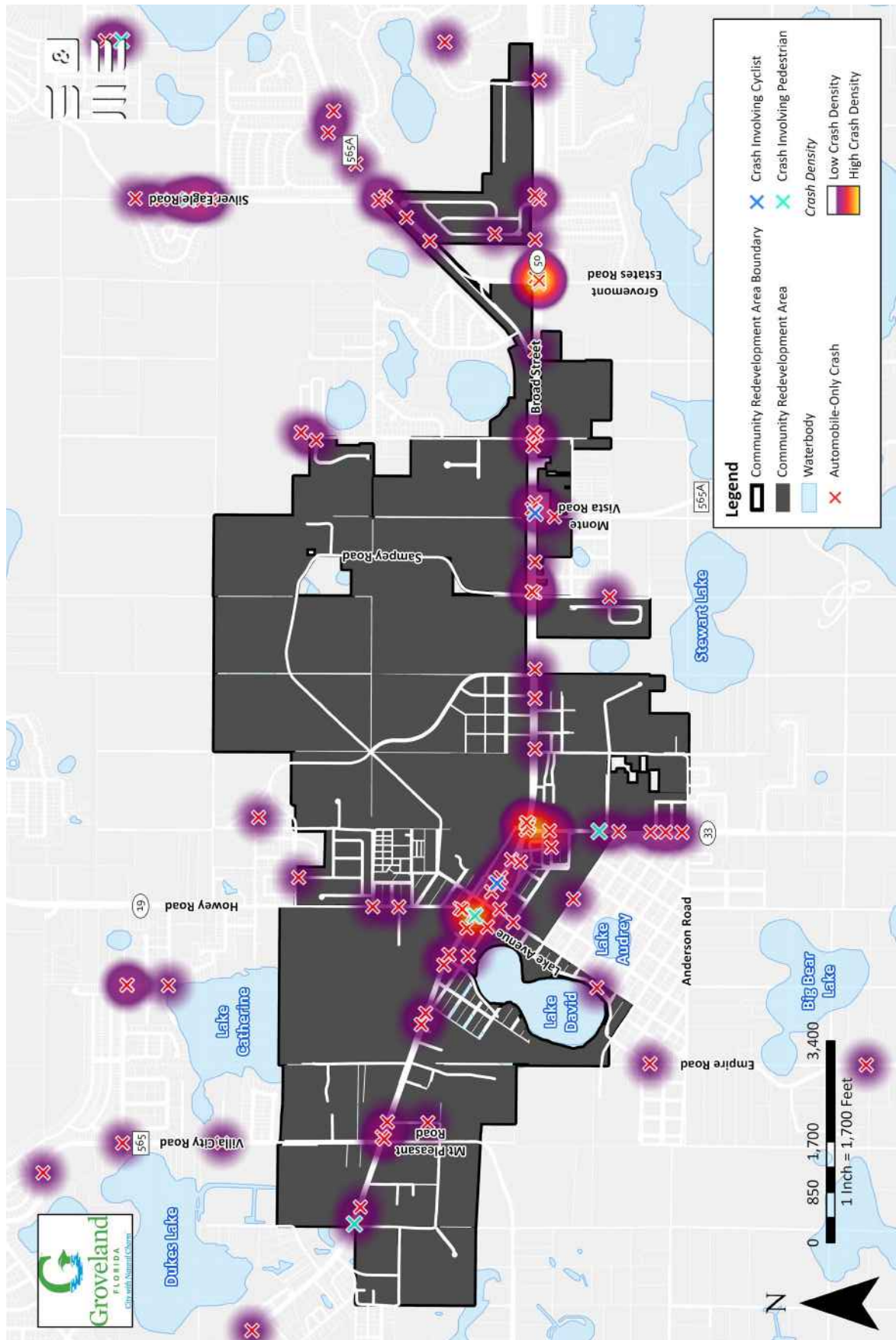
Figure 14 Public Transit Service, 2020



Source: Lake County, S&ME, 2020.



Figure 15 FDOT Crash Density, 2016



Source: City of Groveland, Lake County, S&ME, 2020; FDOT, 2016.



## *Parks and Open Space*

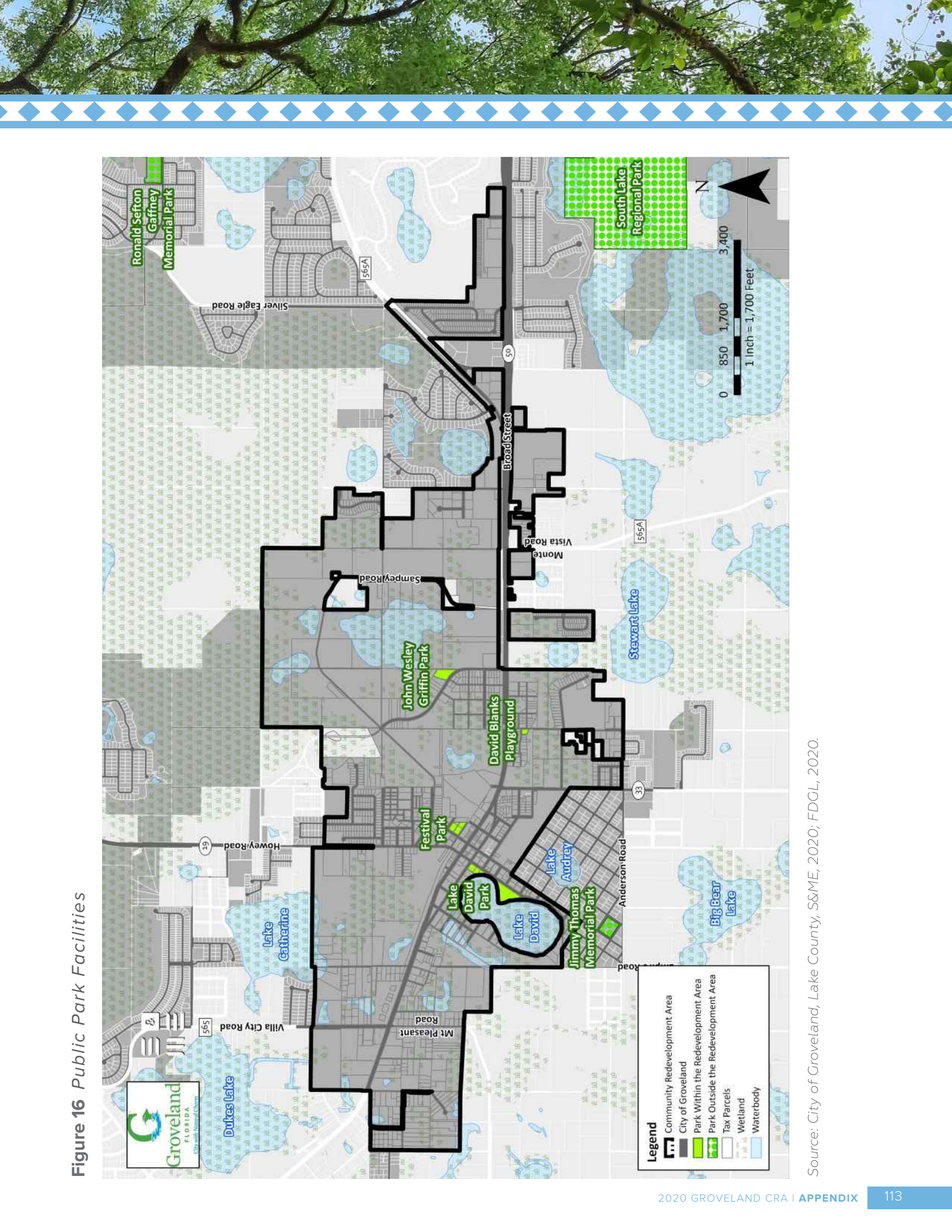
As shown in Figure 16, there are four (4) public park facilities within the Groveland Redevelopment Area boundary. The largest, Lake David Park, is located on the southwest portion of the Redevelopment Area and comprises 4.66 acres. The park possesses a combination of passive and active and recreational facilities, such as sidewalks and a trail, a basketball and volleyball court, a skate park, and a playground. Additionally, the park is also home to several picnic tables covered by two (2) shaded pavilions, charcoal grills, benches, and two (2) boat ramps along Lake David. Additionally, an extensive renovation of Lake David Park was completed in the latter half of 2020, which included a new community amphitheater, several shaded tables, a multi-use trail, and new chairs, signage, and landscaping.





**Figure 16 Public Park Facilities**


Source: City of Groveland, Lake County, S&ME, 2020; FDGL, 2020.



**Figure 16 Public Park Facilities**

Source: City of Groveland, Lake County, S&ME, 2020; FDGL, 2020.





The second largest public park facility found within the Groveland Redevelopment Area is John Wesley Griffin Park (previously Beverly Park) at 1.70 acres. Located northeast of the First Avenue and Beverly Drive intersection, John Wesley Griffith park possesses several passive and active recreational facilities, including: a basketball court, cornhole boards, playground, swings, and a toy car track. Additionally, the park also features several amenities as well, such as a meeting space, shaded pavilion, public restrooms, water fountains, and benches.

The third largest open space within the Redevelopment Area is Festival Park, which is found north of Downtown Groveland and measures approximately 1.52 acres in size. Opened in 2018, this community amenity has primarily served as festival grounds for local events while Lake David Park was being renovated. Today, the facility offers visitors onsite parking, picnic tables, and a gazebo.

The final public park facility within the Redevelopment Area, David Blanks Playground, is the smallest of the four (4) area parks at 0.37 acres. Located in the southwest quadrant of the South Street and Gadson Street intersection, this facility is home to some active and passive recreational facilities, such as a basketball court, playground, swings and several picnic tables covered by a shaded pavilion. Just north of this playground is the Else Tomlin Community Center. Although owned by the City of Groveland, the facility is managed and operated by Anointed Community Services International, Inc., which offers community assistance to the Groveland community, including after-school tutoring, computer classes, training, and several other programs.

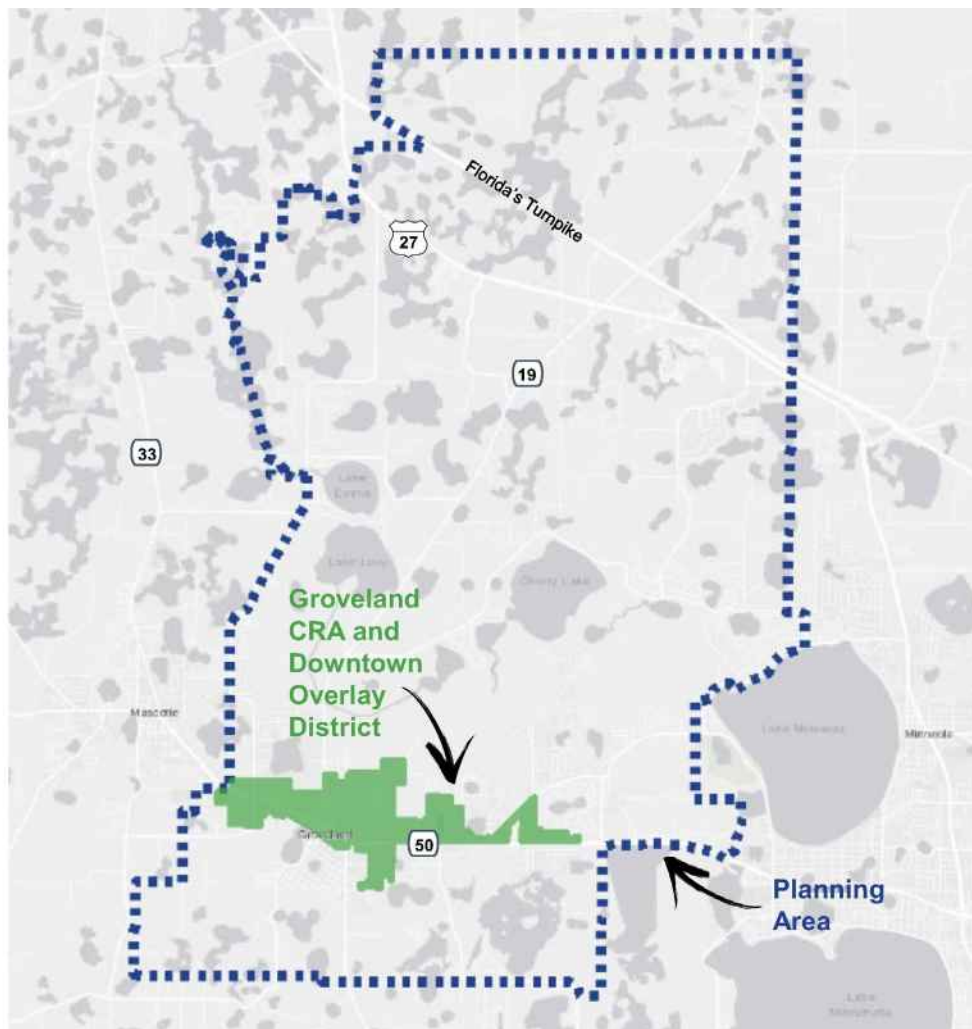
Despite these local facilities, the Redevelopment Area continues to lack an indoor gymnasium and recreational fields. Although additional park facilities are found in the surrounding area, this lack of designated recreational spaces limits active recreational programming for residents living within the Redevelopment Area, particularly those who do not have ready access to a vehicle. These deficiencies are expected to be further identified and resolved during the City's Parks and Recreation Master Planning process, which is expected to be completed between 2020 and 2021. Goals, Objectives, Policies, and Projects have been included in this document which seek to both complement and help implement the initiatives identified during the City's master planning process.





# GROVELAND MARKET ANALYSIS

The Groveland Community Redevelopment Agency had a Real Estate Market Analysis of the redevelopment area prepared in mid-2020. The Real Estate Market Analysis evaluated the regional, City and redevelopment area's demographic, socio-economic, retail market and real estate market conditions.



The market analysis identified three (3) economic development/redevelopment opportunities for the Groveland Community Redevelopment Area. The three (3) economic development/redevelopment opportunities identified are: (1) Multi-family residential development; (2) Retail development; and, (3) Office development. The Real Estate Market Analysis also recommended that the Community Redevelopment Agency continue to invest in infrastructure and public realm improvements, relocation of public offices to new facilities to stimulate private sector investment, program catalytic sites (Opportunity Sites) for redevelopment, expand the City's and CRA's business assistance and incentives tool-box and to further advance and refine the City's branding and marketing through wayfinding and signage improvements (branding) and partnerships with local land-owners and developers (marketing) to facilitate development and redevelopment of targeted parcels and Opportunity Sites.



Figure 17 Market Analysis Identified Opportunities

# Multifamily Residential

## Downtown Short-Term Opportunities



Downtown Groveland is well-positioned to capture multifamily residential development in the short- and long-term time frames. Vacancy rates for apartment product in Lake County and the larger Orlando region are below the industry standard 7% rate that is often quoted to represent a healthy market. This indicates that demand for multifamily continues to outpace supply. As growth and development continue to extend west of the urban core of Orlando, Groveland’s access to major transportation corridors and labor markets will support multifamily residential opportunities. New land use policies recently adopted by Groveland will help to support multifamily product in appropriate places, including in and around the downtown.

However, with limited product, initial developments will likely gravitate to traditional 2-3 story garden-style communities. Achievable lease rates will prohibit high-intensity projects with structured parking in the short-term, so high priority catalyst sites should be reserved for this format as more housing diversity is achieved.

# Retail

## Downtown Short-Term Opportunities



Retail opportunities in Downtown Groveland are likely to be limited in the short-term. However, as additional residential units come online, retail providers will be attracted to the area to serve new residents. While the retail market is unquestionably in flux, keeping up with technological delivery changes, brick and mortar stores still comprise a majority of all retail dollars spent. While this number has declined in recent years, the importance of store fronts and in-person shopping is expected to continue to be important with the most notable change focusing on retailer improvements to multi-platform marketing and accessibility.

Performance of retail centers varies widely, depending on product type and location. Sites in the downtown area that offer superior access and visibility, as well as proximity to concentrations of new rooftops will be attractive for future retail development. As Downtown Groveland transitions to an urban core, retailers that offer services that align or support that niche will do well.



## Office Downtown Short-Term Opportunities



Well-located office space is experiencing a resurgence across the nation. Office space located in well-designed suburban mixed-use projects or near urban central business districts have achieved success in attracting talent-seeking companies and young, educated workers. Tenants expect their employees to be more satisfied in places that offer diverse, connected land uses, including proximity to cafes, restaurants, retail shops, personal and business services, hospitality, and civic uses. These companies anticipate higher productivity, less turnover, and more innovation because of a well-designed, integrated development pattern.

Office development in Downtown represents a long-term opportunity as other real estate sectors help to create a more integrated land use pattern that would be attractive to tenants. The transportation and mobility improvements planned for the area could help to spur small-scale office uses, particularly those seeking spaces at reasonable prices. Anchoring office uses, including public administration buildings, can be leveraged to spur future development.

## Office Lake County & Planning Area Demand

The office demand forecast for the Planning Area is based on employment growth projected for Lake County through 2040. The employment forecast is used to project office demand by considering the types of jobs that would require new space. The employment forecast demonstrated a potential increase of over 48,000 jobs in the County over 20 years.

Office-occupying jobs were estimated to project future demand for office space in Lake County. Long-established trends indicated that companies have been gradually seeking to more efficiently utilize space, demonstrating a declining amount of office space per employee. Given the uncertainties relate to COVID-19, this analysis uses a standard 225 square feet per employee and holds it constant over the forecast horizon.

This analysis assumes that the Planning Area could capture 10% of the forecasted County demand under the low scenario and 20% for the high-growth scenario. Based on these capture rates, the Planning Area could generate demand for 350,000 to 700,000 square feet of net new office space over the next 20 years.

Office Demand Forecast, Lake County, 2020-2040

| Measure                 | Net New Office Demand (SF) |
|-------------------------|----------------------------|
| Office-Occupying Jobs   | 13,482                     |
| Square Feet/Employee    | 225                        |
| Net Demand (Sq.Ft.)     | 3,033,403                  |
| Vacancy Rate            | 15.0%                      |
| Net Office Space Demand | 3,488,414                  |

Source: Woods & Poole; Kimley-Horn

Office Demand Forecast, Planning Area, 2020-2040

| Measure                         | Net New Office Space Demand |             |
|---------------------------------|-----------------------------|-------------|
|                                 | Low-Growth                  | High-Growth |
| Lake County Total               | 3,488,414                   | 3,488,414   |
| Capture Rate                    | 10%                         | 20%         |
| Net Planning Area Office Demand | 348,841                     | 697,683     |

Source: Woods & Poole; Kimley-Horn



Figure 18 *Downtown Strategies*

# Downtown Strategies



Focus quality residential products in Downtown Groveland to increase the concentration of rooftops, bring more pedestrian activity to the street, and increase the diversity of housing stock offerings in the community.



Invest in infrastructure, streetscape, and landscape improvements in the Downtown. Strategic investments can enhance the public realm, elevate the visibility of key development sites, and draw attention from private developers.



Relocation of the City administration offices into a new facility in the Downtown area would create development momentum and offer a chance for a public private partnership to add new office inventory in the area at a lower risk to developers.



Complete CRA planning initiatives, which is particularly important in consideration of expansion, to identify, prioritize, and program catalytic sites for investment. These initiatives will serve as your guide for future development Downtown.



Create a toolbox of development policies and incentives that the City could leverage to attract private development. This could include a combination of local and state funding streams, façade grants, rent incentives, loan pools, etc.



Begin to build a brand for Downtown Groveland leveraging unique assets and features of the community. Consider wayfinding to the downtown area from major transportation corridors and partner with owners to market available properties.

Source: Kimley-Horn and Associates, Inc., 2020



The market analysis included a retail leakage analysis to determine if the residents' needs are being met by retailers in the area, and if not, how much of their expenditures are going to stores located outside the area "retail leakage." This type of data is reviewed by national chains when deciding whether to move into a new area.

The graphic to the right shows that the Planning Area had a \$100.9 million retail leakage over the previous year, meaning residents are seeking retail services elsewhere. This translates into retail market opportunities for the Planning Area. The categories with the biggest leaks are general merchandise stores; food, restaurants & drinking places; and clothing & clothing accessory stores. While this data can reveal opportunities for new businesses, it only serves as a guide. The list below does not represent a complete listing of retail categories, but focuses on those that have the most potential to gravitate to downtown Groveland.



Source: ESRI; Kimley-Horn



## COMMUNITY OPEN HOUSE

The Redevelopment Agency and the consulting team hosted a simultaneous virtual and in-person open house on September 17, 2020, which was attended by several members of the community. During the open house, an educational presentation was given throughout the day that discussed the purpose and functions of Community Redevelopment Agencies (CRAs), the anticipated plan update process and timeline, additional public engagement opportunities, and existing community conditions. Online and in-person attendees were also asked to provide their responses to five (5) essential questions about the Redevelopment Area – the results of which are provided below:

What areas of the Groveland Redevelopment Area do you VISIT MOST OFTEN?

- My neighborhood
- City Hall
- The Puryear Building
- Post Office
- Elese Tomlin Community Center
- David Blanks Playground
- Wilson Park
- Wilson Lake
- Faith Neighborhood Center
- Family Dollar
- Festival Park

What areas of Downtown Redevelopment Area do you VISIT LEAST OFTEN?

- Any business or service along State Road 50 because of its dangerous traffic conditions and poor navigability

What are the perceived CHALLENGES FOR BUSINESSES AND RESIDENTS within the Downtown Redevelopment Area?

- Lack of area parking
- Limited number of pocket parks
- Poor traffic flow along State Road 50
- Lack of awareness to area businesses and services
- Limited public awareness of area financial, food, and housing-related resources and assistance programs
- No affordable housing opportunities for lower income families
- Poor maneuverability and accessibility for non-motorized modes of transportation





What are the perceived CHALLENGES FOR NEIGHBORHOODS within the Downtown Redevelopment Area?

- Lack of area parking
- Limited walkability
- Infrequent lighting
- Lack of public transportation options
- No affordable housing opportunities for lower income families
- Minimal park facilities for area residents
- Virtually no bike trail network

What are some of the AMENITIES you would like to see within the Downtown Redevelopment Area?

- Community track and field facility
- Community swimming pool
- Community tennis courts
- Community centers with more diverse and active youth programming
- Shaded benches and tables to eat and relax in public spaces
- More outside dining options
- Increased parking Downtown
- More sidewalks along heavily traveled roads
- Greater school capacity to accommodate future growth

After online and in-person attendees provided their input on each of the five (5) questions, open house visitors were also encouraged to discuss ANY OTHER IDEAS they had for improving the Groveland Redevelopment Area—the results of which are provided below:

- Landscaping and gateway signage along State Road 50
- Expanded post office facility
- Diverse local restaurants
- Rental programs for bikes, boats, and fishing equipment
- Movie theater
- Local Diner which serves breakfast and lunch
- Small business Incubator
- Music festivals
- Monuments celebrating Groveland's rich history (e.g. an orange statue) that can be used for selfies, promotion, and civic pride
- Downtown YMCA facility
- Professional photography shop







# ONLINE PRESENCE & COMMUNITY SURVEY

Understanding a community's preferences and perspective throughout the planning process is crucial to forming community supported projects and initiatives. Online platforms are a way to engage residents throughout the entire plan update process that provides 24/7 access to project resources. The establishment of the project website ([grovelandcra.weebly.com](http://grovelandcra.weebly.com)) provided an opportunity to host information related to the project that included a map of the Groveland Redevelopment Area boundary, timelines, meeting summaries, event photos, and helpful links related to the project. The online survey also allowed individuals who weren't able to attend any of the public input events to provide their feedback and perspectives on the plan update process as well. Over the course of several months, the online survey received more than 50 responses. The results are shown on the following pages.

What areas of the Groveland Redevelopment Area do you VISIT MOST OFTEN?

- My neighborhood
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- Post Office
- Elese Tomlin Community Center
- David Blanks Playground
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- No affordable housing opportunities for lower income families
- Poor maneuverability and accessibility for non-motorized modes of transportation

# ONLINE COMMUNITY ENGAGEMENT

The project starts with a kick-off meeting with City staff to discuss the current CRA and improvements they would like to see. We complete a site tour to further understand the redevelopment area and begin an initial analysis.

The team then reviews past accomplishments and projects of the CRA to understand how to build and grow off of those during the plan update process.

Next, we start the public involvement process. We meet with key stakeholders (city council members, local business owners, etc.) and conduct interviews to discuss what they view as key projects and initiatives. We also host a community open house, several small group briefings and distribute an online survey so residents, businesses and anyone interested in the process can come share ideas for the Redevelopment Area plan.

As a result of all the input from the community and research, the CRA team looks at the results of all the input and combines those findings with innovative ideas from local Planning experts to draft ideas for the CRA. Together with the community, we propose ideas to improve the city's future.



## Working Together to Build a Greater Groveland

With assistance from public and private sector partners, the Groveland Community Redevelopment Agency Board administers the contents of the Community Redevelopment Plan. By doing so, the Board enacts targeted projects and programming which improve the existing and potential economic conditions of the Redevelopment Area. The CRA Board is made up of the following members:

1. Evelyn Wilson, Mayor
2. Mike Radzik, Vice-Mayor
3. Randolph Waite, City Council Member
4. Briggett Brannon, At-Large Member
5. Duane "Mike" Smith, City Council Member
6. Dina Sweatt, City Council Member

### THE CRA BOARD



Evelyn Wilson, Mayor



Mike Radzik, Vice-Mayor



Briggett Brannon, At-Large Member



Randolph Waite, City Council Member



Duane "Mike" Smith, City Council Member



Dina Sweatt, City Council Member

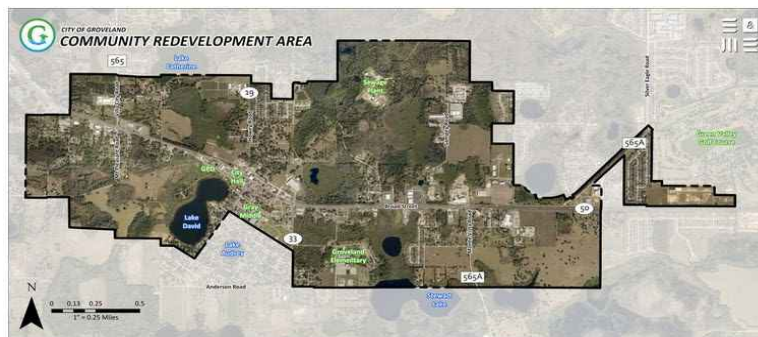


# The CRA Plan

## Welcome to the Groveland CRA Plan Update

The Groveland Community Redevelopment Plan is meant to support the City's vision of a memorable, sustainable, and prosperous downtown. The redevelopment plan will enhance the economic, social, and physical aspects of the Community Redevelopment Agency district. The Redevelopment Plan identifies funding that is collected from the community that is used for improvements based on the CRA's needs.

The Groveland Community Redevelopment Agency (CRA) is undergoing the process of updating the Community Redevelopment Plan. This process will be a collaborative effort between the public and private sector partners to address new and evolving issues and opportunities throughout the community.



## Your Voice. Your City.

### We Want to Hear from YOU!

Your contribution, opinion, and perspective are a crucial component of the Plan Update process. The guidance that you provide here will be incorporated into the Groveland CRA in order to develop programming and projects that will improve the condition of the redevelopment area. Below we outline the 3 main ways you can share your input with the CRA team.

### Public Input Options



#### Complete an Online Survey

Participate in the community survey and let us know your perspective on a variety of community-related topics! This is a forum to let us know your thoughts, feelings, and opinions on changes that are being made to the redevelopment area.

We have an English and Spanish version of the survey available below:

[ENGLISH SURVEY](#)

[SPANISH SURVEY](#)



#### Attend a Community Open House

The all day Community Open House is a way for the community to discuss changes they would like to see reflected in the Downtown Community Redevelopment Plan.

Attend our Open House (in person or virtually on Zoom) anytime between 9 am- 6 pm on Thursday, September 17, 2020.

##### IN-PERSON:

E.L. Puryear Building  
243 South Lake Ave  
Groveland, FL 34735

##### VIRTUAL ZOOM:

Meeting ID: 854 0356 2806  
Passcode: groveland



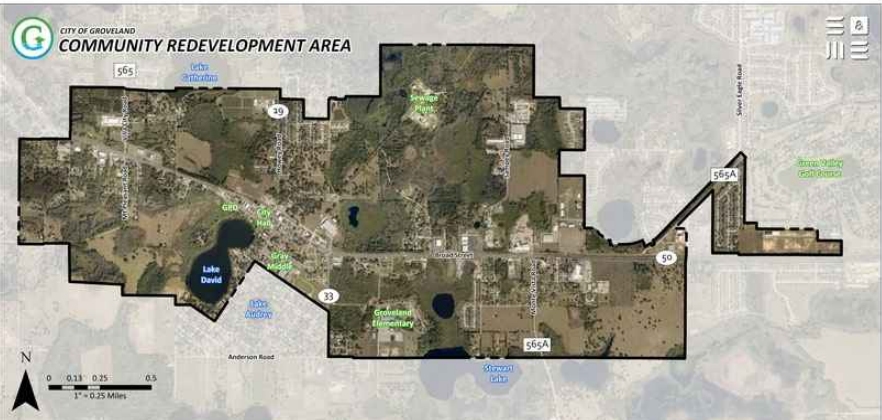
# SURVEY & RESPONSES

## Groveland CRA Update

### Groveland CRA Plan Update Survey

The Groveland Community Redevelopment Agency (CRA) is in the process of updating its Downtown Plan. The plan provides guidance on Redevelopment Area activities for the next 5-10 years and identifies projects and programming opportunities to assist the Agency's efforts to cultivate thriving and vibrant neighborhoods. The update process is community-driven which means we need your input!

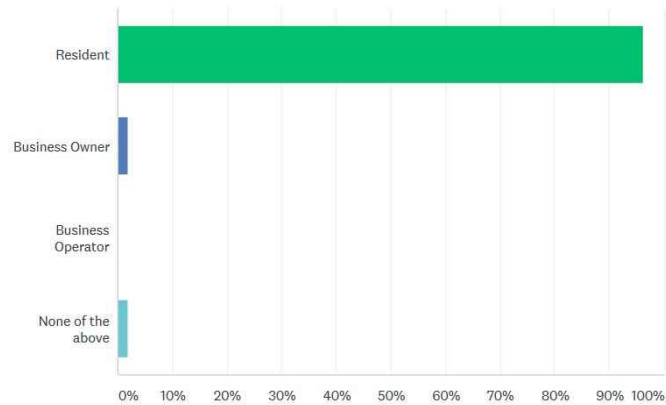
Groveland CRA Boundary Map



## QUESTION 1

I am a...

Answered: 54 Skipped: 0



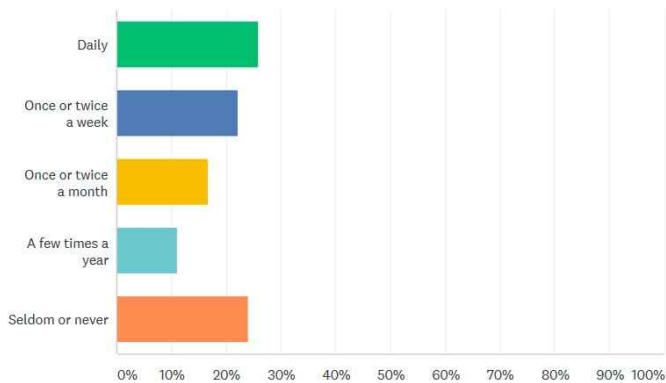
| ANSWER CHOICES      | RESPONSES |    |
|---------------------|-----------|----|
| ▼ Resident          | 96.30%    | 52 |
| ▼ Business Owner    | 1.85%     | 1  |
| ▼ Business Operator | 0.00%     | 0  |
| ▼ None of the above | 1.85%     | 1  |
| TOTAL               |           | 54 |



## QUESTION 2

How often do you visit the Redevelopment Area?

Answered: 54 Skipped: 0

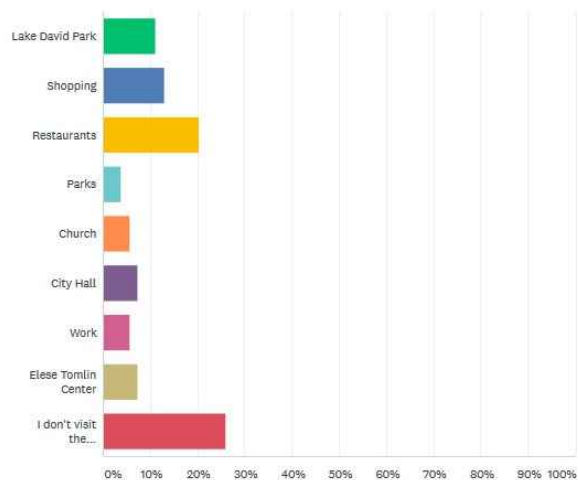


| ANSWER CHOICES          | RESPONSES |
|-------------------------|-----------|
| ▼ Daily                 | 25.93% 14 |
| ▼ Once or twice a week  | 22.22% 12 |
| ▼ Once or twice a month | 16.67% 9  |
| ▼ A few times a year    | 11.11% 6  |
| ▼ Seldom or never       | 24.07% 13 |
| <b>TOTAL</b>            | <b>54</b> |

## QUESTION 3

Why do you visit the Redevelopment Area?

Answered: 54 Skipped: 0

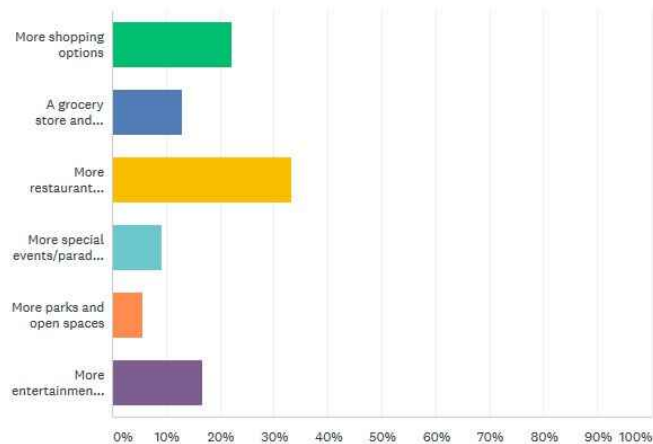


| ANSWER CHOICES                         | RESPONSES |
|--|-----------|
| ▼ Lake David Park                      | 11.11% 6  |
| ▼ Shopping                             | 12.96% 7  |
| ▼ Restaurants                          | 20.37% 11 |
| ▼ Parks                                | 3.70% 2   |
| ▼ Church                               | 5.56% 3   |
| ▼ City Hall                            | 7.41% 4   |
| ▼ Work                                 | 5.56% 3   |
| ▼ Elise Tomlin Center                  | 7.41% 4   |
| ▼ I don't visit the Redevelopment Area | 25.93% 14 |
| <b>TOTAL</b>                           | <b>54</b> |

## QUESTION 4

What, if anything, would encourage you to visit the Redevelopment Area more often?

Answered: 54 Skipped: 0

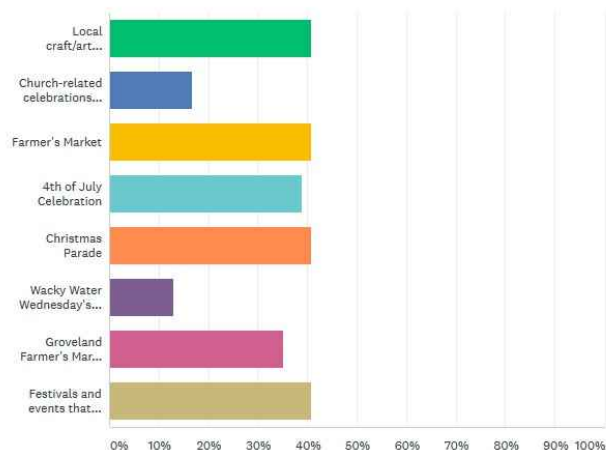


| ANSWER CHOICES                         | RESPONSES |           |
|--|-----------|-----------|
| ▼ More shopping options                | 22.22%    | 12        |
| ▼ A grocery store and pharmacy         | 12.96%    | 7         |
| ▼ More restaurant options              | 33.33%    | 18        |
| ▼ More special events/parades/concerts | 9.26%     | 5         |
| ▼ More parks and open spaces           | 5.56%     | 3         |
| ▼ More entertainment options           | 16.67%    | 9         |
| <b>TOTAL</b>                           |           | <b>54</b> |

## QUESTION 11

What festivals or events do you attend in the Redevelopment Area?

Answered: 54 Skipped: 0



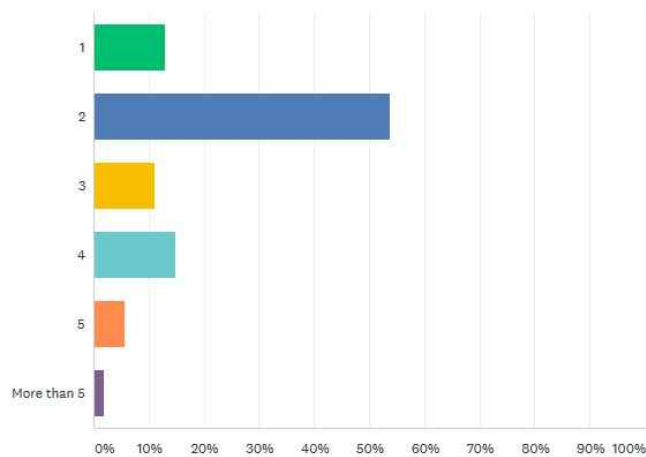
| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| ▼ Local craft/art festivals  | 40.74%    | 22 |
| ▼ Church-related celebrations/events                                   | 16.67%    | 9  |
| ▼ Farmer's Market  | 40.74%    | 22 |
| ▼ 4th of July Celebration  | 38.89%    | 21 |
| ▼ Christmas Parade   | 40.74%    | 22 |
| ▼ Wacky Water Wednesday's (Summer)                                     | 12.96%    | 7  |
| ▼ Groveland Farmer's Market (Fall)                                     | 35.19%    | 19 |
| ▼ Festivals and events that don't take place in the Redevelopment Area | 40.74%    | 22 |
| <b>Total Respondents: 54</b>   |           |    |



## QUESTION 12

How many members live in your household?

Answered: 54 Skipped: 0

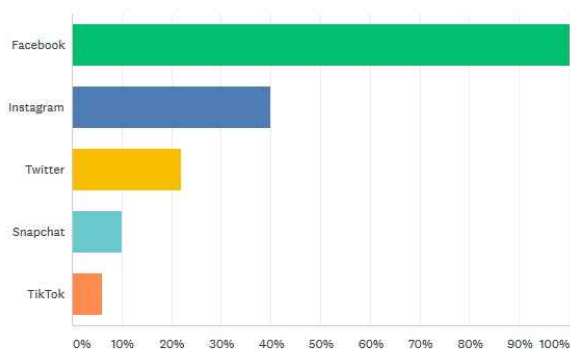


| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| ▼ 1            | 12.96%    | 7         |
| ▼ 2            | 53.70%    | 29        |
| ▼ 3            | 11.11%    | 6         |
| ▼ 4            | 14.81%    | 8         |
| ▼ 5            | 5.56%     | 3         |
| ▼ More than 5  | 1.85%     | 1         |
| <b>TOTAL</b>   |           | <b>54</b> |

## QUESTION 13

Which of the following social media networks or online applications do you regularly use?

Answered: 50 Skipped: 4

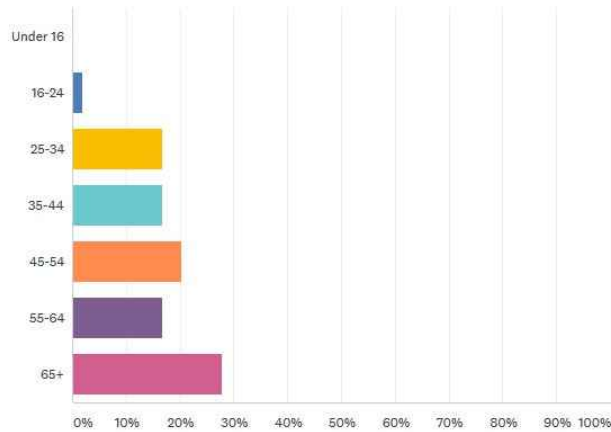


| ANSWER CHOICES               | RESPONSES |    |
|------------------------------|-----------|----|
| ▼ Facebook                   | 100.00%   | 50 |
| ▼ Instagram                  | 40.00%    | 20 |
| ▼ Twitter                    | 22.00%    | 11 |
| ▼ Snapchat                   | 10.00%    | 5  |
| ▼ TikTok                     | 6.00%     | 3  |
| <b>Total Respondents: 50</b> |           |    |

## QUESTION 14

What is your age?

Answered: 54 Skipped: 0

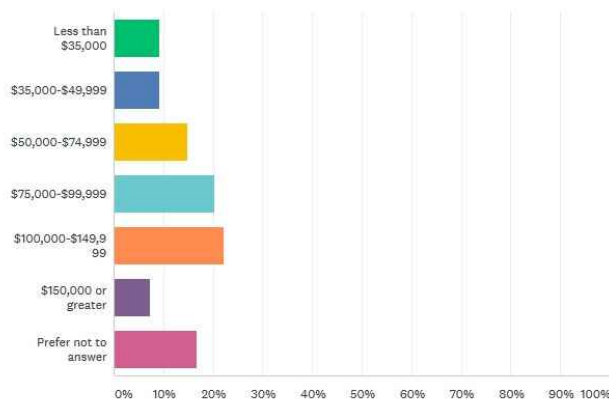


| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| Under 16       | 0.00%     | 0         |
| 16-24          | 1.85%     | 1         |
| 25-34          | 16.67%    | 9         |
| 35-44          | 16.67%    | 9         |
| 45-54          | 20.37%    | 11        |
| 55-64          | 16.67%    | 9         |
| 65+            | 27.78%    | 15        |
| <b>TOTAL</b>   |           | <b>54</b> |

## QUESTION 15

What is your household income?

Answered: 54 Skipped: 0



| ANSWER CHOICES       | RESPONSES |           |
|----------------------|-----------|-----------|
| Less than \$35,000   | 9.26%     | 5         |
| \$35,000-\$49,999    | 9.26%     | 5         |
| \$50,000-\$74,999    | 14.81%    | 8         |
| \$75,000-\$99,999    | 20.37%    | 11        |
| \$100,000-\$149,999  | 22.22%    | 12        |
| \$150,000 or greater | 7.41%     | 4         |
| Prefer not to answer | 16.67%    | 9         |
| <b>TOTAL</b>         |           | <b>54</b> |





If you answered that you do not visit the Redevelopment Area in the previous question, please provide the reason(s) why below.

Top Responses:

1. Limited retail and dining options
2. Drab and uninviting built environment
3. Lack of safety for area safety features for pedestrian and cyclists
4. Limited parking facilities
5. Lack of safeguards against the spread of COVID-19

What are the specific types of retail, restaurants, events, goods, or services you would like to see in the Redevelopment Area?

Top Responses:

1. Locally owned restaurants
2. Locally-owned retail
3. Bars and breweries
4. Grocery stores with fresh produce
5. Fast-food Chains

What do you feel are the greatest challenges facing residents in the Redevelopment Area today?


Top Responses:

1. Limited retail and dining options
2. Drab and uninviting built environment
3. Severe traffic congestion
4. Limited parking facilities
5. Excessive taxation

What do you feel are the greatest challenges facing businesses in the Redevelopment Area today?

Top Responses:

1. Limited parking facilities
2. Drab and uninviting built environment
3. Excessive taxation
4. Severe traffic congestion
5. Lack of advertisement/awareness for local offerings

- 
2. Increase the volume of parking
  3. Increase the quantity and quality of local businesses
  4. Expand and extend local sidewalks
  5. Increase the quantity and quality of local parks

What improvements could the businesses in the Redevelopment Area make that would encourage you visit them more often?

Top 5 Responses:

1. Improve their facade
2. Increase the diversity and quantity of their offerings
3. Increase the volume of onsite parking
4. Expand their sidewalk
5. Offer outside dining experiences

What types of public improvements or amenities would encourage you visit the Redevelopment Area more often?

Top 5 Responses:

1. Façade improvement programs
2. Increase the volume of parking
3. Increase the quantity and quality of local businesses
4. Expand and extend local sidewalks
5. Increase the quantity and quality of local parks



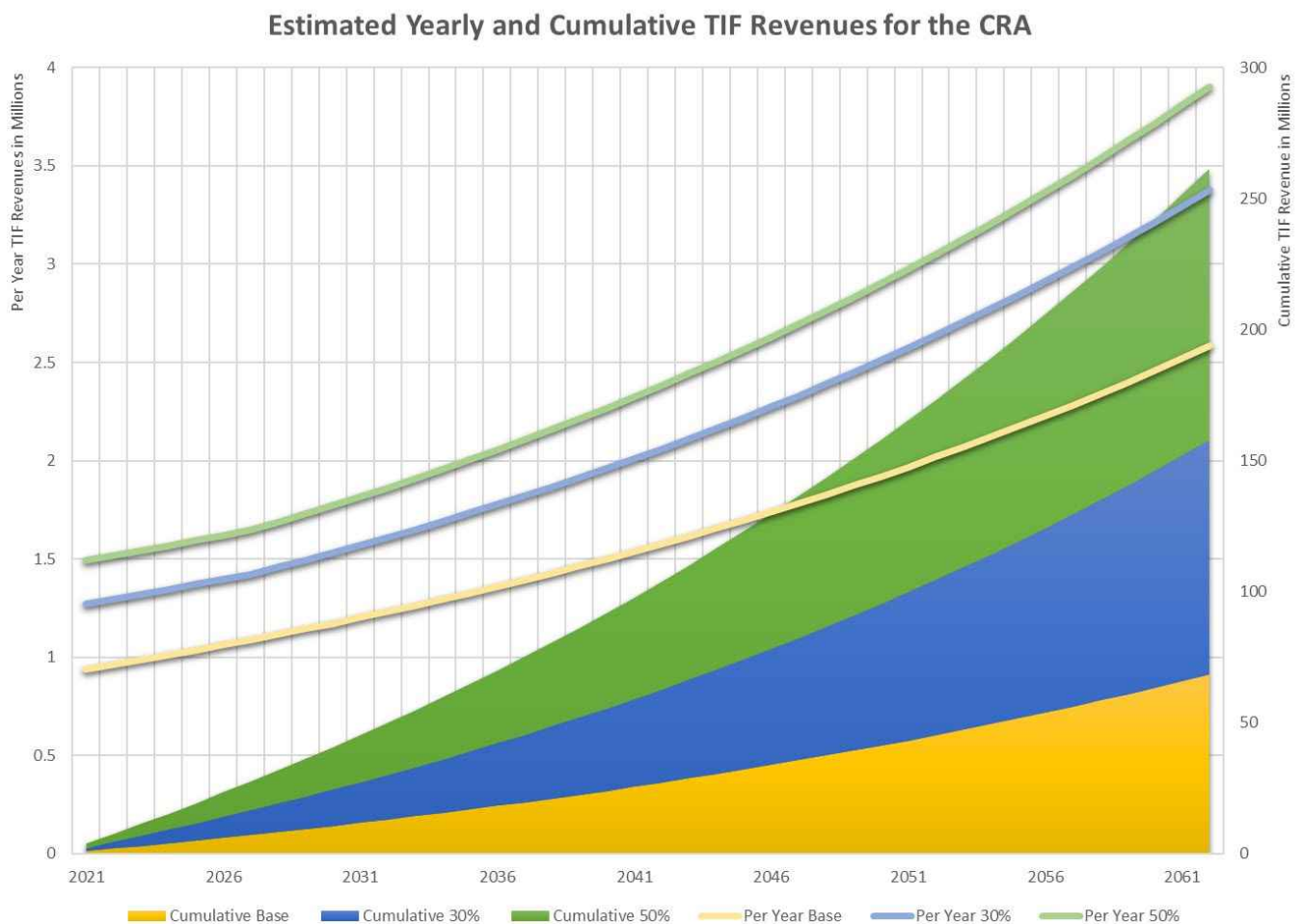
# ALT TIF REVENUE PROJECTIONS

The graph to the right shows the anticipated TIF revenues over a 40-year horizon based on differing levels of development in the CRA

The “gold” band represents the anticipated TIF revenue with an annual 2.5% increase in property valuation within the CRA.

The “blue” band represents the anticipated TIF revenues associated with the development of 30% of the undeveloped, developable parcels within the CRA.

The “green” band represents the anticipated TIF revenues associated with the development of 50% of the undeveloped, developable parcels within the CRA.







## Groveland CRA's Legal Description

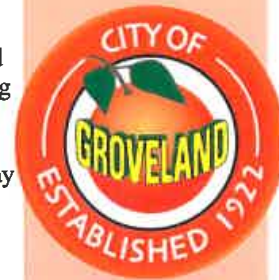
The following description depicts the legal boundaries of the Community Redevelopment Area (CRA) for the City of Groveland, all lying within the Corporate City Limits of the City of Groveland as being described in Lake County, Florida.

Beginning at the Southwest corner of Section 13, Township 22 South, Range 24 East, run North along the West boundary of said section to the Northwest corner of Tract 64 of Groveland Farms Subdivision, Plat Book 2, Page 10-11. Thence East along the North line of Tracts 64 and 63 of said subdivision to the Northeast corner of Tract 63, continuing Easterly across the Right of Way of County Road 565 to intersect the Southwest corner of Tract 51 of the Groveland Farms Subdivision, Plat Book 2, Page 10-11. Thence continue Easterly along the South lines of Tracts 51 and 52, of said Groveland Farms Subdivision to intersect the Southeast corner of Tract 52, also being the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 22 South, Range 24 East. Thence continue Easterly along the North line of said section to intersect the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 22 South, Range 24 East. Thence South along the East line of said Section to the South line of said Section 13, also being the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ . Thence East along the South line of Section 13, Township 22 South, Range 24 East to intersect the Southeast corner of said section. Thence continue Easterly to intersect the Easterly Right of Way of State Road 19, lying in Section 18, Township 22 South, Range 25 East. Thence North along the Easterly Right of Way line of State Road 19 to intersect the Southern Right of Way line of Belle Isle Drive. Thence East along the Southern Right of Way line of Belle Isle Drive to intersect a point that is described as "Point A". "Point A" is described as follows: from the Southeast corner of the First Addition Belle Shores-Isles Subdivision, Plat Book 16, Page 33, run South 89 Degrees 37 Minutes 0 Seconds West 50.32 feet, continue South 89 Degrees 37 Minutes 0 Seconds West 635 to a point described as "Point A". From "Point A" run South 0 Degrees 14 Minutes 47 Seconds East 505 Feet, then run North 89 Degrees 37 Minutes 0 Seconds East 635 feet, then run North 0 Degrees 14 Minutes 47 Seconds West 505 Feet to intersect a point that is South 89 Degrees 37 Minutes 0 Seconds 50.32 feet of the Southeast corner of said subdivision, also being the Southern Right of Way for Belle Isles Drive. Thence continue Easterly and



## Groveland CRA's Legal Description (cont'd)

Northeasterly along the Southern Right of Way line of Belle Isle Drive as described in the Belle Shores-Isles Subdivision, Plat Book 11, Page 41, to a point that intersects the Southwest corner of Lot 1, Block 3 of said Subdivision. Thence East along the South line also being Lot 1 of said Subdivision to the shores of Lake Stewart, also being the Northeasterly corner of said Lot 1. Thence, run Easterly across Lake Stewart along the North line of the South  $\frac{1}{2}$  of Government Lot 6, also being the North line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 22 South, Range 25 East, to intersect the West line of the Southeast  $\frac{1}{4}$  of said Section. Thence North along said West line to intersect the Westerly extension of the North line of Tract 53 of the Groveland Farms Subdivision, Plat Book 2, Pages 10-11. Thence, run East along said North line of Tract 53 of the Groveland Farms Subdivision, Plat Book 2, Pages 10-11, to intersect the Southwest corner of Tract 43 of said Subdivision. Thence, run North along the West line of said Tract 43 to its Northwest corner. Thence, run East along the North lines of said Tract 43 and Tract 42 to intersect the Northeast corner of Tract 42. Thence, run South along the East line of Tracts 42 and 55 of said Groveland Farms Subdivision, Plat Book 2, Pages 10-11, to the Southeast corner of Tract 55. Thence, run West along the South line of Tract 55 and continuing across the platted Right of Way to the Northeast corner of Tract 59 of said Groveland Farms Subdivision. Thence, run South along the East line of said Tract 59 to the Southeast corner of Tract 59, also residing along the North Line of Section 19, Township 22 South, Range 25 East. Thence continue Easterly across the platted Right of Way along the North line of Section 19, Township 22 South, Range 25 East to intersect the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19. Thence, run South along the West line of said Northeast  $\frac{1}{4}$  to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19. Thence, run East along the North line of said Southeast  $\frac{1}{4}$  to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said section 19, also being the Northwest corner of Tract 17 of Groveland Farms Subdivision, Plat Book 2, Page 10 in Section 20, Township 22 South, Range 25 East. Thence, run South along the West line of said Tract 17 to intersect its Southwest corner. Thence, run East along the South line of said Tract 17 to a point that intersects the Easterly Right of Way line of Sampey Road. Thence, run Northeasterly along said Easterly Right of Way of said Sampey Road to a point that intersects the North line of said Tract 17. Thence, run East along the North line of said Tract 17 to the Northeast corner of said tract. Thence, run North along the West lines of Tracts 15 and 2 of said Groveland Farms Subdivision to a point that





## Groveland CRA's Legal Description (cont'd)



represents the North west corner of Tract 2 of said Subdivision and intersects the North line of Section 20, Township 22 South, Range 25 East. Thence, run East along the North line of said section to a point that intersects the Northerly extension of the East line of Tract 3 of said Groveland Farms Subdivision. Thence, run South along said extension and East line of Tract 3 to the Southeast corner of said tract. Thence, run East along the North line of Tract 13 of said Groveland Farms Subdivision, Plat Book 2, Page 10-11, to a point that intersects the Westerly Right of Way of Timber Village Road. Thence, run South along said Westerly Right of Way of Timber Village Road to a point that intersects the South line of Tract 20 of said Groveland Farms Subdivision. Thence, run East across the Right of Way to intersect the Southwest corner of Tract 21. Thence continuing East along the South line of Tract 21 to a point that intersects the shoreline of Lake Sue. Thence, run Southeasterly along the said shoreline to a point that intersects the East line of Tract 28 of said Groveland Farms Subdivision. Thence, run South along the said East line of Tract 21 to the Northwest corner of Tract A as described in the Hidden Lakes Estates Subdivision, Plat Book 38, Page 44. Thence Northeasterly along the Northerly line of said Tract A to the Northeast corner of said tract, also residing on the West line of Lot 3 of said subdivision. Thence, run Southeasterly along the Westerly lines of Lots 3, 2 and 1 to the Southwest corner of Lot 1 of said subdivision. Thence, run Northeasterly along the Southerly line of said Lot 1 to the Southeast corner of said lot, also being the Westerly Right of Way of Hidden View Drive. Thence, run Southeasterly along said Right of Way to a point that intersects the Northerly Right of Way of County Road 565A. Thence, run Northeasterly along said Northerly Right of Way to a point that intersects the Easterly Right of Way of Hidden View Drive. Thence, run Northwesterly along said Easterly Right of Way of said Hidden View Drive as described in Plat Book 38, Page 44, to the Northwest corner of Tract D, also being the Southwest corner of Lot 53, of said Hidden Lakes Estates Subdivision. Thence, run Northeasterly along the Northerly line of Tract D, parallel to County Road 565A through Section 20, Township 22 South, Range 25 East and into Section 21, Township 22 South, Range 25 East to a point that intersects the Easterly Right of Way of Silver Eagle Road, residing in the Northwest  $\frac{1}{4}$  of Section 21, Township 22 South, Range 25 East. Thence, run Southeasterly from the intersection of County Road 565A and Silver Eagle Road perpendicular across County road 565A to the Southerly Right of Way line of County Road 565A. Thence, run

## Groveland CRA Legal Description (cont'd)

Southwesterly along the said Southerly Right of Way line to intersect the East line of Green Valley West Subdivision, Plat Book 40, Pages 50-54. Thence, run South along the East lines of Lots 51 through 79 to intersect the Northwest corner of Tract A-1 of Village Green Subdivision, Plat Book 31, Pages 4-8, Thence, run East along the North line of said Tract A-1 to the Northeast corner of said tract. Thence, run South along the East line of said Tract A-1 to the Southeast corner of said tract, also being a point that intersects the North line of Tract 30 of said Groveland Farms Subdivision, Plat Book 2 Pages 10-11. Thence, run East along the North line of said Tract 30 and continuing Easterly along the North lines of Tracts 29 and 28 to the Northeast corner of Tract 28. Thence continue Easterly across Green Valley Boulevard along the Easterly extension of Tract 28 to the Northwest corner of Tract 27 of said Groveland Farms Subdivision. Thence, run South along the West line of said Tract 27, also being the Easterly Right of Way line of Green Valley Road, to the Northeast corner of the North Half of Tract 27 of said subdivision. Thence, run East along the North line of the South Half of said Tract 27 to the Northeast corner of said Tract 27. Thence, run South along the East line of said tract to intersect the Northerly Right of Way line of State Road 50, residing in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 22 South, Range 25 East. Thence, run West along the said right of way line of State Road 50 to intersect the Easterly Right of Way line of Singleton Circle, also being the Southwestern most corner of said Green Valley West Subdivision, Plat Book 50, Pages 50-54. Thence, run South 89 Degrees, 59 Minutes, 5 Seconds West, 38.89 Feet, then run South 00 Degrees, 9 Minutes, 55 Seconds, 40 feet, thence South 89 Degrees, 49 Minute, 9 Seconds, 677.12 Feet to the Southwest corner of said Subdivision, also being the Southwest corner of lot 9 of said Green Valley West Subdivision. Thence North along the West lines of Lots 10 through 34 and the West line of Tract A to intersect the Southern Right of Way line of County Road 565A with the to the Northwest corner of said subdivision, also being the Northeast corner of Tract 16 of the Groveland Farms Subdivision, Plat Book 2, Pages 10-11.. Thence, run Southwesterly along the said County Road 565A Right of Way and the North line of Tracts 16, 17 and 24, to the Southwest corner of said Tract 24 of the Groveland Farms Subdivision, Plat Book 2, Pages 10-11. Thence, run East along the South line of Tract 24 and the North line of Tract 25 to the Northeast corner of said Tract 25. Thence, run South along the East line of Tract 25 to the Southeast corner of said tract, also being the Northern Right of Way for State road 50. Thence, run West along the Northern Right of Way line of State





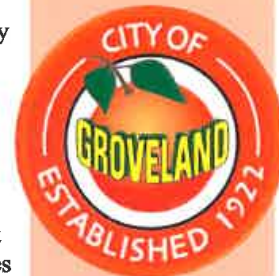
## Groveland CRA's Legal Description (cont'd)



Road 50 to intersect the Southwest corner of Tract A of Hidden Lakes Estates, Plat Book 38, Pages 43-46. Thence Northerly along the Western line of Tract A to the Southeast corner of Tract 28, of Groveland Farms Subdivision, Plat Book 2, Pages 10-11, also being the abandoned right of way for the railroad. Thence Westerly along the Northern line of the abandoned Railroad Right of Way and the Southerly lines of Tracts 28, 29, 30, 31 and 31 to a point that intersects the East line of Section 19, Township 22 South, Range 25 East. Thence continue Easterly along the Northern abandoned Right of Way line running parallel to State Road 50 to intersect the Easterly Right of Way of Beverly Drive, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 22 South, Range 25 East. Thence, run South along the Easterly Right of Way of Beverly Drive to a point that intersects the Northerly Right of Way line of State Road 50. Thence, run Southwesterly to intersect a point with the Northerly extension of the West line of Tract 39 of the Groveland Farms Subdivision, Plat Book 2, Page 10-11. Thence South along said Northerly extension of the West line of Tract 39 to the Northwest corner of Tract 39. Thence South along the West lines of Tract 39, 42 and 55 to the Southwest corner of Tract 55. Thence, run West along the North line of Tract 59 to the Southeast corner of Lot 27 of Edgewood School Subdivision, Plat Book 17, Page 9. Thence, run South 250 $\pm$  Feet paralleling the East line of said Tract 59. Thence, run West 210 $\pm$  Feet paralleling the North line of said Tract 59. Thence, run North 250 $\pm$  Feet paralleling the East line of said Tract 59 back to the North line of said Tract 59, also being a point that intersects the South line of said Edgewood School Subdivision. Thence, run West along the said North line of Tract 59 to the Northwest corner of Tract 59, also being the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 22 South, Range 25 East. Thence, run South along the East line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 19 to a point that intersects the South line of said Section 19. Thence, run West along said South line of Section 19 line to the Southwest corner of Tract 61 of said Groveland Farms Subdivision. Thence, run North along the West line of said tract to a point that is 204.65 $\pm$  Feet South of the Northwest corner of said Tract 61 of the Groveland Farms Subdivision, Plat Book 2, Page 10-11. Thence, run East 406.55 $\pm$  Feet paralleling the North line of Tract 61. Thence, run North 204.65 $\pm$  Feet paralleling the West line of Tract 61 to intersect the North line of said tract. Thence, run East along said North line of Tract 61 to the Northeast corner of said Tract 61. Thence, run

## Groveland CRA Legal Description (cont'd)

North along the East lines of Tracts 52 and 45 and continuing along the Northerly extension of Tract 45 with the Southeast corner of Lot 10 of Bressler's Replat Subdivision, Plat Book 11, Page 12. Thence, run Westerly along the Southerly line of Lots 10 through 1 of Block 4 to the Southwest corner of Lot 1 of said block of said Bressler's Replat Subdivision. Thence, run North along the West lines of Blocks 4, 3, and 2 to a point that intersects the Southerly Right of Way line of State Road 50 and the Northwest corner of said Subdivision. Thence, run Northwesterly along said Right of Way for State Road 50 to the Northeast corner of Block 1 of said subdivision. Thence, run Southerly and Westerly along the Southerly line of said Block 1 and its Westerly extension to a point that intersects the centerline of State Road 33. Thence, run South along the said centerline of State Road 33 to a point that intersects the Easterly extension of the Northerly Right of Way line of Wright Street, all lying in the Southwest ¼ of Section 19, Township 22 South, Range 25 East. Thence, run West along the said Easterly extension and Right of Way of Wright Street to the Southeast corner of Lot 10, Block X of Edge Addition to Taylorville Subdivision, Plat Book 2, Page 9. Thence, run North along the West line of said Lot 10 to the Easterly extension of the Northerly Right of Way line of Cherry Street. Thence, run Northwesterly along the said Easterly extension and Right of Way line of said Cherry Street to its intersection with the Easterly shoreline of Lake David. Thence, run Northwesterly along the shoreline of said Lake David to a point that intersects the said Northerly Right of Way of Cherry Street as described the Plat of Groveland, Plat Book 2, Pages 7-8. Thence, continue Northwesterly along the said Northerly Right of Way of Cherry Street to the Easterly Right of Way line of Texas Avenue. Thence, run Northeasterly to a point described as follows as "Point A": begin at the Southwest Corner of Lot 23 of the A.M. Davis Resubdivision, Plat Book 11 Page 67, run Southerly at a Right Angle to Broad Street 120 Feet, thence Easterly parallel to Broad Street to the East Line of Lot 24, thence continue Easterly parallel to Broad Street across Texas Avenue to intersect the Easterly Right of Way line of Texas Avenue, also being a point described as "Point A". From "Point A" run Westerly across Texas Avenue parallel to Broad Street to the Westerly Right of Way of Texas Avenue, also being the East line of Lot 25 of the A.M. Davis Resubdivision, Plat Book 11, Page 67. Thence continue Easterly parallel to Broad Street to a point that is a 120 feet South at a right angle to Broad Street from the Southwest corner of Lot 23 of said Subdivision. Thence Northerly along said right angle to Broad Street 120 feet to intersect the Southwest corner of Lot 23 of said Subdivision. Thence, run





## Groveland CRA's Legal Description (cont'd)



Northwesterly along the South lines of Lots 22 through 19 of the A.M. Davis Subdivision, Plat Book 11, Page 67 to the Southwest corner of said Lot 19. Thence, run Southwesterly along the East lines of Lots 16 through 9 to the Southeast corner of said Lot 9 of said subdivision. Thence, run Northwesterly along the South line of Lot 9 to the Northeast corner of Lot 10 of said subdivision. Thence, run South along the East lines of Lots 10 through 12 to the Southeast corner of said Lot 12. Thence, run Northwesterly along the South line of Lot 12 to the Southwest corner of said lot. Thence, run North along the West line of said Lot 12 to intersect the Southeast corner of the Re-Subdivision of Block "C" of the E.E. Edge Subdivision, Plat Book 4, Page 52, also being the Southeast corner of Lot 7 of said subdivision. Thence, run West along the South line of said Lot 7 to its Southwest corner. Thence continue West along the South line of said Subdivision, also being the South line of First Street as depicted in the said Subdivision to intersect the Southeast corner of Lot 8 of the Re-Subdivision of Block "C" of the E.E. Edge Subdivision, Plat Book 4, Page 52. Thence continue Westerly along the South line of Lot 8 of said Subdivision to intersect the Easterly shore line of an un-named platted lake as depicted in said Subdivision. Thence Northwesterly along the shoreline of said un-named lake, also being the South lines of Lots 8, 9 and 19 to intersect the West line of said Re-Subdivision of Block "C" of the E.E. Edge Subdivision, Plat Book 4, Page 52, also being the East line of the Garden Park Subdivision, Plat Book 5, Page 55. Thence, run South along the East lines of Lots 35, 36 & 37 of said subdivision to the Southeast corner of Lot 37. Continue South along the Southerly extension of the Eastern line of Lot 37 to the South Right of Way Line of said East West Street as depicted in the Garden Park Subdivision. Thence, run Northwesterly along the South line of said Street Right of Way to intersect the East line of the West ½ of Tract 19 of said Groveland Farms Subdivision. Thence, run South along the East line of the West ½ of said tract to the Southeast corner of said West ½. Thence, run West along the South line of Tracts 19, 18, and 17 to intersect the West line of Section 24, Township 22 South, Range 24 East. Thence, run North along the West line of said section 24 to a point that intersects the extension of the Northerly Right of Way line of Ardmore Road in the Northeast ¼ of the Northeast ¼ of Section 23, Township 22 South, Range 24 East. Thence, run West along the said Northerly right of way to intersect the Easterly Right of Way line of Arlington Road. Thence, run North along the said Easterly Right of Way line for Arlington Road to the North line of



## Groveland CRA Legal Description (cont'd)

Section 23, Township 22 South, Range 24 East. Thence, run East along the North line of said section to the Southeast corner of Section 13, Township 22 South, Range 24 East, also being the Point of Beginning.





# TIF-CONTRIBUTING PARCELS

## Legal Description of Expansion Area

Table 4 lists the parcels contained within the proposed Groveland CRA Expansion Area and their associated legal descriptions. This does not constitute an official survey legal description of the proposed Expansion Area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing parcels' legal descriptions, as provided by the Lake County Property Appraiser's Office and used verbatim.

**Table 4** TIF-Contributing Parcels in Expansion Area

| Alt Key | Parcel ID          | Legal Description   |
|---------|--------------------|---|
| 1007933 | 202225000200000200 | 47 E ALONG SAID CENTERLINE 552.50 FT TO A CU OF SEC RUN S 0-09-50 E ALONG W LINE OF SEC A DIST OF 662.52 FT TO NW COR OF SW 1/4 OF NW 1/4 OF NW 1/4, S 89-32-21 E 633.74 FT ALONG SAID N LINE & POB, CONT N 89-32-21 E 33 FT TO CENTERLINE OF SAMPEY RD, S 0-04 |
| 1035902 | 132224000400003600 | E 3/4 OF N 1/2 OF S 1/2 OF SE 1/4--LESS S 424.50 FT OF NE 1/4 OF SE 1/4 OF SE 1/4--, W 2/3 OF E 3/4 OF S 1/4 OF SE 1/4ORB 4558 PG 504   |
| 1085195 | 012224070002900000 | OF TRACT 30 PB 2 PGS 10-11ORB 4871 PG 186329--LESS FROM SE COR OF TRACT 29 RUN N 00DEG 33MIN 23SEC E 270 FT FOR POB, RUN N 88DEG 38MIN 23SEC W 660 FT, N 00DEG 33MIN 23SEC E 330 FT, S 88DEG 38MIN 23SEC E 660 FT, S 00DEG 33MIN 23SEC W 330 FT TO POB--, E 1/2 |
| 1103177 | 012224410503700000 | GROVELAND, GROVELAND FARMS 18-22-25 TRACTS 37, 38, 39, 40, 41, 44, 56, 57 PB 2 PGS 10-11ORB 594 PG 1624   |
| 1103207 | 012224430504400000 | 01.77 FT, N 0-12-36 W 151.28 FT TO POB & LESSE 1/4 OF TRACT 44--LESS FROM INTERSECTION OF N LINE OF TRACT 44 WITH W LINE OF TRACT 44 RUN S 0-07-16 E 38.87 FT, N 89-52-44 E 186.03 FT FOR POB, RUN N 89-47-24 E 101.77 FT, S 0-12-36 E 151.28 FT, S 89-47-24 W  |
| 1303567 | 172225000300000802 | E 200 FT OF N 165 FT OF S 495 FT OF SW 1/4 OF SW 1/4 OF SW 1/4ORB 5221 PG 1554  |
| 1303583 | 172225000300000800 | S 330 FT OF SW 1/4 OF SW 1/4 OF SW 1/4--LESS E 429 FT OF S 110 FT & LESS E 33 FT FOR RD R/W--ORB 3205 PG 282  |
| 1303664 | 202225000200000100 | N 398.06 FT OF NW 1/4 OF NW 1/4 OF NW 1/4--LESS E 33 FT & LESS N 132 FT--ORB 2779 PG 1317   |
| 1326516 | 012224400505000001 | FOR POB, RUN N 89-46-27 W 265.25 FT, S 0-41LY COR OF TIMBER GROVES SUB PB 61 PG 9-10, SAID POINT BEING LOCATED ON E LINE OF SW 1/4 OF SAID SEC 17 RUN S 0-04-46 W ALONG E LINE OF SAID TIMBER GROVES SUB 140.50 FT TO A POINT 892 FT N OF SE COR OF SAID SW 1/4 |

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| 1326664 | 012224430503900001 | GROVELAND, GROVELAND FARMS 20-22-25 THAT PART OF W 466.69 FT OF N 466.69 FT OF NE 1/4 OF SE 1/4 LYING S OF S R/W LINE OF SR 50, BEING IN TRACT 39 PB 2 PGS 10-11ORB 4334 PG 404   |
| 1327661 | 202225020500000100 | GROVELAND, GROVELLA PARK LOTS 1, 2, 3, 4, 31--LESS W 6.5 FT-- , LOTS 32, 33, 34, 35, 36 PB 6 PG 97ORB 4362 PG 694   |
| 1327814 | 202225020500003700 | GROVELAND, GROVELLA PARK LOTS 37, 72 PB 6 PG 97ORB 4604 PG 2255   |
| 1354943 | 202225030100100600 | GROVELAND, LITTLE ACRES E 86 FT OF LOT 6, E 86 FT OF N 62.47 FT OF LOT 7, BLK 1 PB 6 PG 29ORB 2265 PG 2175 ORB 5277 PG 1403   |
| 1354994 | 202225030100200101 | GROVELAND, LITTLE ACRES W 91.9 FT OF LOT 1 BLK 2--LESS SR 50--PB 6 PG 29ORB 1516 PG 2326 ORB 4891 PG 480  |
| 1355028 | 202225030100300000 | GROVELAND, LITTLE ACRES BLK 3, W 21 FT OF BLK 4, PINE ST BETWEEN BLKS 3 & 4 PB 6 PG 29ORB 522 PG 636 ORB 1791 PG 0293   |
| 1355036 | 202225030100400000 | -LESS R/W OF ST RD S-565-A--PB 6 PG 29ORB E OF R/W OF HWY 50 & CENTER LINE OF ST RD S-565-A FOR POB, RUN S ALONG CENTER LINE OF ST RD S-565-A 547.75 FT, W 288.8 FT TO PT ON S LINE OF BLK 4, N'LY TO PT ON N LINE OF BLK 4 THAT IS 288.5 FT W OF POB, E TO POB |
| 1383897 | 132224000400002900 | W 1/2 OF S 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 1985 PG 1882  |
| 1383901 | 132224000400002301 | E 195 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4983 PG 874   |
| 1383943 | 132224000400003100 | E 175 FT OF S 75 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4--LESS R/W SR 459--ORB 5070 PG 1111  |
| 1383986 | 132224000400003401 | N 150 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 --LESS RD R/W--ORB 5162 PG 822   |
| 1383994 | 132224000400003300 | N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4--LESS N 150 FT & LESS RD R/W--. N 1/2 OF SW 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 5162 PG 822  |
| 1384095 | 132224000400002600 | W 125 FT OF E 495 FT OF S 203 FT OF NW 1/4 OF SW 1/4 OF SE 1/4, W 100 FT OF E 495 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4, W 25 FT OF E 395 FT OF S 20 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4139 PG 1290 ORB 4146 PG 1061                       |
| 1384109 | 132224000400003601 | S 424.50 FT OF NE 1/4 OF SE 1/4 OF SE 1/4--LESS SR 19 R/W--   |
| 1384133 | 132224000400002901 | E 1/2 OF S 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 4656 PG 221   |
| 1397359 | 012224040004900000 | GROVELAND, GROVELAND FARMS 13-22-24 TRACTS 49, 50, TRACT 51 W OF SR 565 PB 2 PGS 10-11ORB 3833 PG 2274  |



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| 1397723 | 012224060102300000  | GROVELAND, GROVELAND FARMS 23-22-24 BEG AT SE COR OF TRACT 23, RUN N 130 FT, RUN W 100 FT, S 30 FT, W 110 FT, S 100 FT, E 210 FT TO POB PB 2 PGS 10-11ORB 2161 PG 505 ORB 4110 PG 1516                  |
| 1397731 | 012224060102300001  | GROVELAND, GROVELAND FARMS 23-22-24 W 1/2 OF TRACT 23 PB 2 PGS 10-11ORB 1285 PG 426 ORB 4110 PG 1516  |
| 1397740 | 012224060102300002  | GROVELAND, GROVELAND FARMS 23-22-24 E 90 FT OF W 120 FT OF E 1/2 OF TRACT 23, E 60 FT OF W 180 FT OF E 1/2 OF TRACT 23--LESS S 232.5 FT--PB 2 PGS 10-11ORB 2161 PG 505 ORB 4110 PG 1516                 |
| 1397758 | 012224060102400000  | GROVELAND, GROVELAND FARMS 23-22-24 W 40 FT OF TRACT 24 PB 2 PGS 10-11ORB 4341 PG 1687  |
| 1437105 | 192225140000000600  | GROVELAND, LITTLE OAKS LOT 6 PB 17 PG 43ORB 1131 PG 1587  |
| 1437121 | 1922251400000002400 | GROVELAND, LITTLE OAKS LOT 24 PB 17 PG 43ORB 5250 PG 2296   |
| 1437130 | 1922251400000002900 | GROVELAND, LITTLE OAKS LOTS 29, 30 PB 17 PG 43ORB 5128 PG 302   |
| 1437148 | 1922251400000003100 | GROVELAND, LITTLE OAKS LOTS 31, 32 PB 17 PG 43ORB 1544 PG 226   |
| 1437156 | 1922251400000003300 | GROVELAND, LITTLE OAKS LOT 33 PB 17 PG 43ORB 3882 PG 494  |
| 1437211 | 232224020000100100  | GROVELAND, MIDWAY LOT 1, BLK 1--LESS E 13.33 FT--PB 11 PGS 57-58ORB 1250 PG 85, 88, 90  |
| 1437229 | 232224020000100600  | GROVELAND, MIDWAY LOT 6 BLK 1 PB 11 PGS 57-58ORB 3889 PG 996  |
| 1437245 | 232224020000200300  | GROVELAND, MIDWAY E 115 FT OF W 1/2 OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 5091 PG 1529  |
| 1437253 | 232224020000200400  | GROVELAND, MIDWAY E 120 FT OF LOT 4, BLK 2 PB 11 PGS 57-58ORB 1078 PG 1558 ORB 1110 PG 1092   |
| 1437261 | 232224020000200401  | GROVELAND, MIDWAY W 116 OF E 1/2 OF LOT 4 BLK 2 PB 11 PGS 57-58ORB 3447 PG 386  |
| 1438250 | 012224420505200010  | GROVELAND, GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 663.8 FT, W 25 FT, N 163.8 FT FOR POB, RUN W 245 FT, N 100 FT, E 245 FT, S 100 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11              |
| 1438276 | 012224420505200013  | GROVELAND, GROVELAND FARMS 19-22-25 W 1/2 OF TRACT 52--LESS BEG AT SE COR OF W 1/2 OF TRACT 52, RUN N 160 FT FOR POB, RUN W 180 FT, N 200 FT, E 180 FT, S 200 FT TO POB--PB 2 PGS 10-11ORB 5331 PG 2277 |
| 1438322 | 012224420504500000  | GROVELAND, GROVELAND FARMS 19-22-25 N 1/2 OF TRACT 45ORB 4915 PG 2050   |
| 1438331 | 012224420504600000  | GROVELAND, GROVELAND FARMS 19-22-25 TRACT 46--LESS N 240 FT & LESS S 50 FT--PB 2 PGS 10-11ORB 3142 PG 2236  |

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| 1438349 | 012224420504600100 | GROVELAND, GROVELAND FARMS 19-22-25 N 240 FT OF TRACT 46--LESS W 10 FT FOR RD R/W--PB 2 PGS 10-11ORB 3186 PG 48   |
| 1438357 | 012224420505100000 | GROVELAND, GROVELAND FARMS 19-22-25 TRACT 51 PB 2 PGS 10-11ORB 786 PGS 648, 649, 650  |
| 1507405 | 172225000300000500 | W 1/2 OF NW 1/4 OF SW 1/4, NW 1/4 OF SW 1/4 OF SW 1/4 N OF SAMPEY RDORB 692 PG 1164   |
| 1521360 | 242224110009600000 | -14 W 275.48 FT, N 05-44-30 E 59.79 FT TO PO9, 10, BLK 97, LOTS 1 TO 8 INCL, BLK 98--LESS FROM W'LY COR OF BLK 98 RUN S 90-0-0 E 285.44 FT FOR POB, CONT S 90-0-0 E 273.26 FT TO W'LY R/W LINE OF CR 33, S 03-24-12 W ALONG SAID W'LY R/W LINE 87.94 FT, N 84-0 |
| 1521581 | 242224110010800100 | NW'LY ALONG SW'LY EDGE OF SAID BLDG & SW'LY COR OF LOT 1 BLK 108, RUN SE'LY ALONG SW'LY LINE OF SAID LOT 1 & SW'LY LINE OF LOT 2 TO PT ON SE'LY EDGE OF A BLDG AS EXISTED SEPT 16, 1979, SW'LY ALONG SE'LY EDGE OF BLDG 1.75 FT TO MOST S'LY COR OF SAID BLDG   |
| 1521599 | 242224110010800500 | GROVELAND LOTS 5, 6 BLK 108 PB 2 PG 7ORB 3120 PG 687  |
| 1521602 | 242224110010900100 | IST OF 69.32 FT, N 45-47-51 W ALONG SW'LY LI43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT FOR POB, RUN S 43-34-44 W 74.98 FT TO SW'LY LINE OF LOT 3 BLK 109, N 46-39-41 W ALONG SW'LY LINE OF LOTS 2 & 3 SAID BLK 109 A  |
| 1521611 | 242224110010900101 | B PB 2 PG 7ORB 5132 PG 900LOT 4 BLK 109, RUN S 43-34-44 W ALONG SE'LY LINE OF LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT, N 43-34-44 E 75.02 FT TO NE'LY LINE OF LOT 3 BLK 109, S 46-38-13 E ALONG NE'LY LINE OF SAID LOTS 3 & 4 A DIST OF 110.13 FT TO P |
| 1522064 | 242224110012200200 | GROVELAND NE'LY 1/2 OF LOTS 2 & 3, BLK 122 PB 2 PG 7ORB 1985 PG 393   |
| 1522072 | 242224110012200201 | GROVELAND SW'LY 1/2 OF LOTS 2 & 3, BLK 122 PB 2 PG 7ORB 4761 PG 1867  |
| 1522081 | 242224110012200401 | GROVELAND N'LY 78 FT OF LOT 4 BLK 122 PB 2 PG 7ORB 1066 PG 248  |
| 1522099 | 242224110012300100 | GROVELAND N 77 FT OF LOTS 1, 2 BLK 123 PB 2 PG 7ORB 742 PG 122  |
| 1522102 | 242224110012300101 | GROVELAND S 73 FT OF LOTS 1, 2 BLK 123 PB 2 PG 7ORB 4524 PG 120   |
| 1522455 | 242224110013600700 | GROVELAND, W 10 FT OF LOT 7, LOTS 8, 9 BLK 136 PB 2 PG 7ORB 3765 PG 1297  |
| 1523320 | 242224110000Q00000 | GROVELAND, W'LY 75 FT OF N'LY 60 FT OF BLK Q PB 2 PG 7ORB 2736 PG 2041 ORB 3715 PG 2402   |



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| 1523346 | 242224110000Q00100 | GROVELAND S 60 FT OF N 120 FT OF W 75 FT OF BLK Q, NE'LY 20 FT OF LOTS 1 & 2 BLK Q PB 2 PG 7ORB 5324 PG 298   |
| 1523362 | 242224110000R00104 | GROVELAND N 1/3 OF LOTS 1, 2, 3 BLK R PB 2 PG 7ORB 5025 PG 125  |
| 1523371 | 242224110000R00400 | GROVELAND LOTS 4, 5 BLK R PB 2 PG 7ORB 1365 PGS 369 371   |
| 1523397 | 242224110000X00800 | GROVELAND N 1/2 OF LOTS 8, 9, 10, LOTS 11, 12, 13 BLK X, S 1/2 OF ALLEY N OF LOTS PB 2 PG 7ORB 792 PG 2087 ORB 804 PG 1843 ORB 1246 PG 2326 ORB 2831 PG 2270 ORB 3987 PG 810 ORB 4247 PG 1895   |
| 1523401 | 242224110000X01400 | GROVELAND LOT 14 BLK X, S 1/2 OF ALLEY N OF LOT PB 2 PG 7ORB 5203 PG 803  |
| 1523460 | 192225080000A00000 | LINE OF TRACT A 79.25 FT TO SE COR OF SAID T A--LESS BEG AT SW COR OF LOT 7 BLK 4 RUN S 75 FT, E 50 FT, N 75 FT, W 50 FT TO POB--LESS HWY R/W--BLK 1--LESS HWY R/W & LESS FROM SE COR OF LOT 10 BLK 4 BRESSLERS SUB PARTIAL REPLAT RUN S 0-11-02 W ALONG SAID |
| 1523834 | 242224030000002501 | GROVELAND, A M DAVIS RESUB BEG SE COR OF LOT 25, RUN N 33 DEG 29 MIN E 740 FT, N 56 DEG 31 MIN W 420 FT, S 33 DEG 29 MIN W TO W LINE LOT 25, S TO SW COR LOT 25, E TO POB PB 11 PG 67ORB 2246 PG 0942   |
| 1523893 | 192225090000Y00100 | GROVELAND, EDGE ADDITION LOTS 1, 2, 3, 20, BLK Y PB 2 PG 9ORB 1726 PGS 439-446  |
| 1523915 | 192225090000Y00900 | GROVELAND, EDGE ADDITION LOT 9, BLK Y PB 2 PG 9ORB 3714 PG 2224   |
| 1523923 | 192225090000Y01000 | GROVELAND EDGE ADDITION LOTS 10, 11 BLK Y INCL ALLEY LYING BETWEEN LOTS PB 2 PG 9   |
| 1523940 | 192225090000Y01200 | GROVELAND, EDGE ADDITION LOT 12 BLK Y PB 2 PG 9ORB 545 PG 549 ORB 3876 PG 2120 ORB 4095 PG 1054 ORB 4101 PG 1234  |
| 1523958 | 192225090000Y01300 | GROVELAND, EDGE ADDITION LOT 13 BLK Y PB 2 PG 9ORB 5269 PG 604  |
| 1523966 | 192225090000Y01400 | GROVELAND, EDGE ADDITION LOT 14 BLK Y PB 2 PG 9ORB 1036 PG 452  |
| 1523974 | 192225090000Y01601 | GROVELAND, EDGE ADDITION N 1/2 OF LOT 16, W 15 FT OF N 1/2 OF LOT 17, BLK Y PB 2 PG 9ORB 1440 PG 1040 ORB 1666 PG 0353  |
| 1523982 | 192225090000Y01700 | GROVELAND, EDGE ADDITION E 45 FT OF S 1/2 OF LOT 17 BLK Y--LESS AN UNDIVIDED 3/4 INT IN MINERAL RIGHTS & LESS AN UNDIVIDED 1/2 INT IN PETROLEUM RIGHTS--ORB 3569 PG 2164  |
| 1523991 | 192225090000Y01800 | GROVELAND, EDGE ADDITION LOTS 18, 19 BLK Y & ALLEY LYING BETWEEN LOTS 18, 19 BLK Y, & THAT PORTION OF LOT 20 LYING W OF SR 33, & LOTS 1, 2 W OF SR 33 PB 2 PG 9ORB 2796 PG 1697   |

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| 1524377 | 012224070001900001 | GROVELAND, GROVELAND FARMS 24-22-24 E 1/2 OF TRACT 19, TRACT 20--LESS S 1/2--PB 2 PGS 10-11ORB 4871 PG 1863    |
| 1642345 | 242224110010800300 | GROVELAND LOTS 3, 4 BLK 108 PB 2 PG 7ORB 467 PG 115  |
| 1642353 | 242224110010800700 | GROVELAND LOTS 7, 8 BLK 108 PB 2 PG 7ORB 5134 PG 1718  |
| 1642493 | 242224110012300300 | GROVELAND LOTS 3, 4 BLK 123 PB 2 PG 7ORB 1265 PG 609   |
| 1642655 | 242224110013500100 | GROVELAND LOTS 1, 2 BLK 135, E 1/2 OF S LAKE AVE NOW CLOSED LYING W OF LOT 1 BLK 135 PB 2 PG 7ORB 5197 PG 973  |
| 1642663 | 242224110013500300 | GROVELAND LOTS 3, 4 BLK 135 PB 2 PG 7ORB 1304 PG 1953 ORB 3195 PG 1588   |
| 1642671 | 242224110013500500 | GROVELAND LOTS 5, 6 BLK 135 PB 2 PG 7ORB 5117 PG 2178  |
| 1642680 | 242224110013600600 | GROVELAND LOT 6, LOT 7--LESS W 10 FT--BLK 136 PB 2 PG 7ORB 2330 PGS 1649-1651 ORB 3266 PG 2471 ORB 4028 PG 908 |
| 1642825 | 242224110000Q00001 | GROVELAND E 150 FT OF S 120 FT BLK Q, W'LY 75 FT OF S'LY 100 FT OF BLK Q PB 2 PG 7ORB 2959 PG 1126             |
| 1643147 | 192225090000Y00600 | GROVELAND, EDGE ADDITION LOT 6, E 5 FT OF LOT 7 BLK Y PB 2 PG 9ORB 516 PG 352 ORB 626 PG 597                   |
| 1643155 | 192225090000Y00800 | GROVELAND, EDGE ADDITION LOT 8, BLK Y PB 2 PG 9ORB 5039 PG 1857  |
| 1643163 | 192225090000Y01500 | GROVELAND, EDGE ADDITION LOT 15 BLK Y PB 2 PG 9ORB 5260 PG 2045  |
| 1643317 | 192225140000002100 | GROVELAND, LITTLE OAKS LOT 21 PB 17 PG 43ORB 4080 PG 1778  |
| 1643333 | 232224020000100500 | GROVELAND, MIDWAY LOT 5, BLK 1 PB 11 PGS 57-58ORB 1103 PG 0480, ORB 1824 PG 1728                               |
| 1701813 | 132224000400003200 | E 175 FT OF N 75 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 2158 PG 0837                   |
| 1704529 | 172225000300000900 | SE 1/4 OF SW 1/4 OF SW 1/4 ORB 1690 PG 1216  |
| 1720575 | 242224110010900500 | GROVELAND LOTS 5, 6, 7 BLK 109 PB 2 PG 7ORB 2149 PG 1660   |
| 1720761 | 242224110000Q00003 | GROVELAND E 150 FT OF N 120 FT OF BLK Q PB 2 PG 7ORB 5245 PG 973   |
| 1720770 | 242224110000W00100 | GROVELAND LOTS 1, 2, 3, 4, 6, LOTS 19 TO 24 INCL BLK W, S 1/2 OF LOTS 8, 9, 10, BLK X PB 2 PG 7                |
| 1720788 | 242224110000000000 | GROVELAND PARK LYING W OF LAKE AVE, E OF DAVID LAKE, S OF CHERRY ST, N OF WALDO ST PB 2 PG 7                   |
| 1720885 | 192225090000Y00400 | GROVELAND, EDGE ADDITION LOTS 4, 5 BLK Y, S 5 FT OF ALLEYWAY LYING N OF ABOVE LOTS PB 2 PG 9ORB 4645 PG 1523   |
| 1720893 | 192225090000Y01600 | GROVELAND, EDGE ADDITION S 1/2 OF LOT 16, W 15 FT OF S 1/2 OF LOT 17, N 5 FT OF ALLEYWAY LYING S OF            |



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|         |                    | ABOVE PARCEL, E 45 FT OF N 1/2 OF LOT 17 BLK Y PB 2 PG 9ORB 3189 PG 2450  |
| 1720974 | 192225140000001300 | GROVELAND, LITTLE OAKS LOT 13 PB 17 PG 43ORB 778 PG 2195  |
| 1720991 | 232224020000100700 | GROVELAND, MIDWAY LOT 7, BLK 1 PB 11 PGS 57-58ORB 1410 PG 873   |
| 1721059 | 012224060102300003 | GROVELAND, GROVELAND FARMS 23-22-24 BEG 130 FT N OF SE COR OF TRACT 23, RUN W 100 FT, S 30 FT, W 110 FT, N 132.5 FT, E 60 FT, N TO N LINE OF TRACT 23, E TO NE COR OF TRACT 23, S TO POB PB 2 PGS 10-11ORB 3172 PG 1038 ORB 3865 PG 728 |
| 1721202 | 012224400504900000 | GROVELAND, GROVELAND FARMS 17-22-25 TRACT 49, VACATED ST LYING W OF TRACT 49 PB 2 PGS 10-11ORB 4686 PG 1610   |
| 1721253 | 012224420504500001 | GROVELAND, GROVELAND FARMS 19-22-25 S 100 FT OF E 120 FT OF TRACT 45--LESS S 50 FT--PB 2 PGS 10-11ORB 4457 PG 551 ORB 5307 PG 2498  |
| 1742935 | 172225000300000400 | E 1/2 OF NW 1/4 OF SW 1/4ORB 717 PG 2080  |
| 1749697 | 192225090000Y00700 | GROVELAND, EDGE ADDITION LOT 7--LESS E 5 FT--BLK Y PB 2 PG 9ORB 4959 PG 1461  |
| 1749701 | 192225140000000300 | GROVELAND, LITTLE OAKS LOT 3 PB 17 PG 43ORB 4221 PG 844   |
| 1749719 | 192225140000000400 | GROVELAND, LITTLE OAKS LOT 4 PB 17 PG 43ORB 5007 PG 365   |
| 1749727 | 192225140000000500 | GROVELAND, LITTLE OAKS LOT 5 PB 17 PG 43ORB 4213 PG 309   |
| 1749735 | 192225140000000700 | GROVELAND, LITTLE OAKS LOT 7 PB 17 PG 43ORB 1131 PG 1587  |
| 1749743 | 192225140000000900 | GROVELAND, LITTLE OAKS LOT 9 PB 17 PG 43ORB 4140 PG 1797  |
| 1749751 | 192225140000001100 | GROVELAND, LITTLE OAKS LOT 11 PB 17 PG 43ORB 4822 PG 1771   |
| 1749760 | 192225140000001900 | GROVELAND, LITTLE OAKS LOT 19 PB 17 PG 43ORB 5257 PG 767  |
| 1749778 | 192225140000002500 | GROVELAND, LITTLE OAKS LOTS 25, 26 PB 17 PG 43ORB 4654 PG 753   |
| 1762308 | 242224110000X00100 | GROVELAND LOTS 1, 2, 3 BLK X, N 1/2 OF ALLEY S OF LOTS PB 2 PG 7ORB 5065 PG 162   |
| 1776520 | 132224000400003000 | W 155 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4, S 15 FT OF N 90 FT OF E 175 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 5162 PG 822   |
| 1777046 | 242224000400001501 | 33DEG 00MIN 45SEC W TO POBORB 718 PG 407N N 61DEG51MIN 52SEC W 260 FT FOR POB, RUN N 61DEG 51MIN 52SEC W 17.54 FT, W 184.57 FT, N 36DEG 38MIN 04SEC E 380 FT MORE OR LESS TO WATERS OF  |

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|         |                    | LAKE DAVID, E'LY ALONG SAID WATERS TO PT N 33DEG 00MIN 45SEC E OF POB, S  |
| 1793998 | 242224110008600000 | GROVELAND BLKS 86 & UNNUMBERED BLK S OF BLK 92 PB 2 PG 7ORB 2246 PG 0942  |
| 1794013 | 192225140000001400 | GROVELAND, LITTLE OAKS LOTS 14, 15 PB 17 PG 43ORB 4458 PG 964   |
| 1794030 | 232224020000200101 | GROVELAND, MIDWAY W 122 FT OF LOT 1, W 122 FT OF N 10 FT OF LOT 2, BLK 2 PB 11 PGS 57-58ORB 4097 PG 439   |
| 1804337 | 232224020000200102 | INGTON RD, SW'LY ALONG W R/W LINE TO A POINT2 AT A POINT ON W R/W LINE OF ARLINGTON RD RUN W ALONG S LINE OF LOT 2 A DIST OF 132.03 FT, N 75 FT FOR POB, CONT N TO N LINE OF LOT 1, BLK 2, E ALONG SAID N LINE OF LOT 1 A DIST OF 163.70 FT TO W R/W LINE OF AR |
| 1818583 | 242224110012200400 | GROVELAND S 72 FT OF LOT 4 BLK 122 PB 2 PG 7ORB 1467 PG 598   |
| 2502894 | 232224020000200200 | GROVELAND, MIDWAY S 90 FT OF W 122 FT OF LOT 2, BLK 2 PB 11 PGS 57-58ORB 1450 PG 340, ORB 1697 PG 1285  |
| 2514060 | 132224000400004100 | E 370 FT OF S 203 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4983 PG 874   |
| 2538929 | 242224110009200100 | GROVELAND, N 1/2 OF BLK 92 PB 2 PG 7ORB 701 PG 276 ORB 1523 PG 1442   |
| 2538937 | 242224110009200200 | GROVELAND S 1/2 OF BLK 92 PB 2 PG 7ORB 701 PG 274 ORB 1523 PG 1444  |
| 2542888 | 242224000400001502 | W 1/2 OF NW 1/4 OF SE 1/4--LESS LAND LYING E OF DESCRIBED LINE, FROM INTERSECTION OF N'LY R/W OF SUNSET ST & W'LY R/W OF KANSAS AVE RUN N 59DEG 02MIN W 367.29 FT TO POB N 39DEG 27MIN 56SEC E TO WATERS OF LAKE DAVIDORB 814 PG 1114 ORB 1245 PG 1503          |
| 2557443 | 232224020000200500 | GROVELAND, MIDWAY E 1/2 OF LOT 5, BLK 2 PB 11 PGS 57-58ORB 4905 PG 818  |
| 2585862 | 242224000400001503 | WITH AN EXTENSION OF W'LY R/W OF KANSAS STN61DEG 51MIN 52SEC W 60 FT TO W'LY R/W OF KANSAS ST & ALSO POB, N 61DEG 51MIN 52SEC W 200 FT, N 33DEG 00MIN 45SEC E 235 FT MORE OR LESS TO WATERS OF LAKE DAVID, E'LY ALONG SAID WATERS OF LAKE DAVID TO INTERSECTION |
| 2591064 | 242224110000X00400 | GROVELAND, LOTS 4, 5, 6, 7 BLK X, N 1/2 OF ALLEY S OF LOTS PB 2 PG 7ORB 3756 PG 1453  |
| 2599197 | 232224020000200501 | GROVELAND, MIDWAY LOT 5, BLK 2--LESS E 236.515 FT & LESS W 118 FT-- PB 11 PGS 57-58ORB 1302 PG 1851, 1763 PG 1345   |
| 2621443 | 012224430503700001 | PGS 10-11ORB 4362 PG 694S 20-22-25 BEG SW COR TRACT 37 RUN N ALONG W LINE TRACT 37 A DISTANCE   |



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|         |                    | OF 549.58 FT, N 89-41-20 E 200.15 FT, S 0-07-41 W 550.2 FT TO S LINE TRACT 37 THENCE S 89-48-44 W 198.92 TO POB--LESS STATE ROAD R/W & LESS COUNTY ROAD R/W--PB  |
| 2621486 | 232224020000200700 | GROVELAND, MIDWAY W 1/2 OF E 1/2 OF LOT 7 BLK 2 PB 11 PGS 57-58ORB 1518 PG 2348 ORB 2864 PG 1858   |
| 2688882 | 172225000300002300 | NE 1/4 OF SW 1/4 OF SW 1/4-- LESS BEG 210.83 FT S OF NW COR OF NE 1/4 OF SW 1/4 OF SW 1/4, RUN N 89DEG 39MIN 06SEC E 135.22 FT, S 0DEG 01MIN 18SEC E 165.85 FT, S 89DEG 39MIN 06SEC W 135.22 FT, N 0DEG 01MIN 18SEC W 165.85 FT TO POB--ORB ORB 4686 PG 1610   |
| 2697288 | 232224020000100301 | GROVELAND, MIDWAY E 56.67 FT OF LOT 3, W 38.33 FT OF LOT 4 BLK 1 PB 11 PGS 57-58ORB 4649 PG 2104   |
| 2697296 | 232224020000200600 | GROVELAND, MIDWAY E 144 FT OF W 1/2 OF LOT 6 AND 7 BLK 2 PB 11 PGS 57-58ORB 2852 PG 1075   |
| 2700670 | 232224020000200301 | GROVELAND, MIDWAY W 120 FT OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 2355 PG 144   |
| 2706716 | 232224020000200302 | GROVELAND, MIDWAY E 1/2 OF LOT 3, BLK 2--LESS E 120 FT-- PB 11 PGS 57-58ORB 1656 PG 773  |
| 2720549 | 242224110013500700 | GROVELAND LOTS 7, 8, BLK 135, E 1/2 OF SOUTH LAKE AVE NOW CLOSED LYING W OF LOT 8 BLK 135 PB 2 PG 7ORB 474 PG 891 ORB 4654 PG 769  |
| 2723386 | 232224020000200701 | GROVELAND MIDWAY E 1/2 OF E 1/2 OF LOT 7, BLK 2 PB 11 PGS 57-58ORB 1313 PG 878   |
| 2740248 | 192225140000001000 | GROVELAND, LITTLE OAKS LOT 10 PB 17 PG 43ORB 3500 PG 1131  |
| 2740388 | 232224020000200601 | GROVELAND, MIDWAY W 1/2 OF LOTS 6 & 7 BLK 2--LESS E 144 FT-- PB 11 PGS 57-58ORB 1410 PG 2031   |
| 2760974 | 132224000400002302 | W 200 FT OF E 395 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4--LESS W 25 FT OF S 20 FT--ORB 4983 PG 874   |
| 2760991 | 232224020000100200 | GROVELAND, MIDWAY E 38.34 FT OF LOT 2, W 61.66 FT OF LOT 3, BLK 1 PB 11 PGS 57-58ORB 4313 PG 869   |
| 2765518 | 192225140000002200 | GROVELAND, LITTLE OAKS E 1/2 OF LOT 22, LOT 23 PB 17 PG 43ORB 994 PG 1645 ORB 2752 PG 1636 ORB 4120 PG 109 ORB 4129 PG 2174  |
| 2765526 | 202225020500000701 | W 19 FT--S 200 FT OF LOT 30 PB 6 PG 97ORB OF E LINE OF LOT 7 & S'LY R/W LINE OF SR 50 RUN S ALONG LOT LINE 137 FT FOR POB, RUN W 101 FT, S TO A POINT 86.76 FT S OF N LINE OF LOT 29, E 101 FT, N ALONG E LINE OF LOTS 30 & 7 TO POB, S 220 FT OF LOT 19--LESS |
| 2775882 | 232224020000200502 | GROVELAND MIDWAY W 118 FT OF LOT 5, BLK 2 PB 11 PGS 57-58ORB 1044 PGS 602 902 903 ORB 4686 PG 936  |
| 2776544 | 232224020000100102 | GROVELAND, MIDWAY E 13.33 FT OF LOT 1 & W 79.99 FT OF LOT 2, BLK 1 PB 11 PGS 57-58ORB 5189 PG 1058   |

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| 2802898 | 242224110013600200 | GROVELAND LOTS 2, 3, 4, 5, BLK 136, W 1/2 OF SOUTH LAKE AV, NOW CLOSED LYING E OF & ADJACENT TO LOTS 3 & 4, BLK 136 PB 2 PG 7ORB 1304 PGS 307-308 ORB 1725 PG 527   |
| 2831189 | 192225140000002201 | GROVELAND, LITTLE OAKS W 1/2 OF LOT 22 PB 17 PG 43ORB 4080 PG 1778  |
| 2841761 | 192225140000002000 | GROVELAND, LITTLE OAKS LOT 20 PB 17 PG 43ORB 2330 PG 1701 ORB 4436 PG 1020  |
| 2843209 | 232224020000200303 | GROVELAND, MIDWAY E 120 FT OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 3020 PG 1060   |
| 2858575 | 012224430503700000 | ONG R/W TO POINT A & LESS FROM NE COR SE 1/47 & 38 S OF HWY 50 & TRACT 43--LESS BEG SW COR TRACT 37 RUN N ALONG W LINE OF TRACT 37 TO S R/W HWY 50 & POINT A, RETURN TO POB & RUN N 89DEG 48MIN 44SEC E 198.92 FT, N 0DEG 07MIN 41SEC E TO S R/W HWY 50, W'LY A |
| 2862203 | 232224020000200202 | GROVELAND, MIDWAY E 109 FT OF W 231 FT OF S 92 FT OF LOT 2, BLK 2 PB 11 PGS 57-58 ORB 1567 PG 0940  |
| 2862211 | 232224020000200104 | GROVELAND, MIDWAY E 94 FT OF W 216 FT OF LOT 1 & E 94 FT OF W 216 FT OF N 8 FT OF LOT 2, ALL IN BLK 2 PB 11 PGS 57-58ORB 1344 PG 545  |
| 2862220 | 232224020000200103 | GROVELAND, MIDWAY E 114 FT OF W 340 FT OF LOT 1 & E 114 FT OF W 340 FT OF N 8 FT OF LOT 2, ALL IN BLK 2 PB 11 PGS 57-58ORB 3768 PG 1003   |
| 2866829 | 192225140000000800 | GROVELAND, LITTLE OAKS LOT 8 PB 17 PG 43ORB 1487 PG 1014  |
| 2880627 | 232224020000200203 | GROVELAND, MIDWAY LOT 2, BLK 2--LESS W 340 FT OF N 17 FT & LESS W 352.03 FT OF S 75 FT & LESS N 8 FT--PB 11 PGS 57-58ORB 3271 PG 730  |
| 2881275 | 232224020000100400 | GROVELAND, MIDWAY E 95.37 FT OF LOT 4 BLK 1 PB 11 PGS 57-58ORB 4565 PG 1717   |
| 2881321 | 192225140000001200 | GROVELAND, LITTLE OAKS LOT 12 PB 17 PG 43ORB 5027 PG 1241   |
| 2881330 | 192225140000001600 | GROVELAND, LITTLE OAKS LOT 16 PB 17 PG 43ORB 3912 PG 2081   |
| 2913819 | 232224020000200201 | GROVELAND, MIDWAY E 121.03 FT OF W 352.03 FT OF S 92 FT OF LOT 2--LESS N 17 FT OF E 12.03 FT-- , BLK 2 PB 11 PGS 57-58ORB 1044 PGS 589-592 ORB 4876 PG 1593   |
| 2913959 | 232224020000200602 | GROVELAND, MIDWAY E 1/2 OF LOT 6, BLK 2 PB 11 PGS 57-58ORB 1824 PG 0767   |
| 2995041 | 192225140000002800 | GROVELAND, LITTLE OAKS SUB LOT 28 PB 17 PG 43ORB 4434 PG 1906   |
| 2998369 | 012224420504000001 | GROVELAND, GROVELAND FARMS 19-22-25 W 1/2 OF TRACT 40--LESS SR 50--PB 2 PGS 10-11ORB 5258 PG 1145   |



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| 2999624 | 192225140000001800 | GROVELAND, LITTLE OAK SUB LOT 18 PB 17 PG 43ORB 3752 PG 832   |
| 3240405 | 192225140000001700 | GROVELAND, LITTLE OAKS SUB LOT 17 PB 17 PG 43ORB 5034 PG 2139   |
| 3262611 | 192225140000002700 | GROVELAND, LITTLE OAKS SUB LOT 27 PB 17 PG 43ORB 1071 PG 220, ORB 1193 PG 0387  |
| 3425898 | 012224060102300004 | GROVELAND, GROVELAND FARMS 23-22-24 W 30 FT OF E 1/2 OF TRACT 23 PB 2 PGS 10-11ORB 2161 PG 505 ORB 4110 PG 1516   |
| 3452976 | 202225020500003100 | GROVELAND, GROVELLA PARK W 6.5 FT OF LOT 31 PB 6 PG 97ORB 4648 PG 960   |
| 3464516 | 012224070002900001 | TO POB PB 2 PGS 10-11ORB 4871 PG 1863HAT PART OF TRACT 29 DESC AS: FROM SE COR OF TRACT 29 RUN N 00DEG 33MIN 23SEC E 270 FT FOR POB, RUN N 88DEG 38MIN 23SEC W 660 FT, N 00DEG 33MIN 23SEC E 330 FT, S 88DEG 38MIN 23SEC E 660 FT, S 00DEG 33MIN 23SEC W 330 FT |
| 3494156 | 232224077500000100 | GROVELAND, THOMAS-CONYBEAR SUB LOT 1 PB 34 PGS 37-38ORB 5194 PG 270   |
| 3494164 | 232224077500000200 | GROVELAND, THOMAS-CONYBEAR SUB LOT 2 PB 34 PGS 37-38ORB 4695 PG 726   |
| 3494172 | 232224077500000400 | GROVELAND, THOMAS-CONYBEAR SUB LOT 4 PB 34 PGS 37-38ORB 4564 PG 2437  |
| 3494181 | 232224077500000500 | GROVELAND, THOMAS-CONYBEAR SUB LOT 5 PB 34 PGS 37-38ORB 1566 PG 1320  |
| 3494199 | 232224077500000600 | GROVELAND, THOMAS-CONYBEAR SUB LOT 6 PB 34 PGS 37-38ORB 3849 PG 387   |
| 3494202 | 232224077500000700 | GROVELAND, THOMAS-CONYBEAR SUB LOT 7 PB 34 PGS 37-38ORB 1607 PG 2156 ORB 2478 PG 956  |
| 3494211 | 232224077500000800 | GROVELAND, THOMAS-CONYBEAR SUB LOT 8 PB 34 PGS 37-38ORB 4859 PG 250   |
| 3494229 | 232224077500000900 | GROVELAND, THOMAS-CONYBEAR SUB LOT 9 PB 34 PGS 37-38ORB 2754 PG 935   |
| 3494237 | 232224077500001000 | GROVELAND, THOMAS-CONYBEAR SUB LOT 10 PB 34 PGS 37-38ORB 5186 PG 1248   |
| 3494245 | 232224077500001200 | GROVELAND, THOMAS-CONYBEAR SUB LOT 12 PB 34 PGS 37-38ORB 1256 PG 2344 ORB 1918 PG 0300 ORB 4333 PG 833 ORB 4942 PG 1086   |
| 3494253 | 232224077500000300 | GROVELAND, THOMAS-CONYBEAR SUB LOT 3 PB 34 PGS 37-38ORB 2422 PG 314 ORB 2466 PG 2227 ORB 3339 PG 2286   |
| 3494261 | 232224077500001100 | GROVELAND, THOMAS-CONYBEAR SUB LOT 11 PB 34 PGS 37-38ORB 4915 PG 1123   |
| 3733274 | 242224110009600001 | 9.79 FT TO POB PB 2 PG 7ORB 1479 PG 157990DEG 00MIN 00SEC E 285.44 FT FOR POB, CONT S 90DEG 00MIN 00SEC E 273.26 FT TO W'LY R/W LINE OF CR 33, S 03DEG 24MIN 12SEC W ALONG SAID W'LY R/W LINE   |

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|         |                    | 87.94 FT, N 84DEG 06MIN 14SEC W 275.48 FT, N 05DEG 44MIN 30SEC E  |
| 3771691 | 012224070002000000 | GROVELAND, GROVELAND FARMS 24-22-24 S 1/2 OF TRACT 20 PB 2 PGS 10-11ORB 4871 PG 1863  |
| 3784871 | 012224420505200000 | GROVELAND, GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 901.8 FT, W 25 FT FOR POB, RUN W 125 FT, N 100 FT, E 125 FT, S 100 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11ORB 1559 PG 1293  |
| 3784872 | 012224400506400000 | GROVELAND, GROVELAND FARMS 17-22-25 TRACT 64 PB 2 PGS 10-11ORB 1690 PG 1216   |
| 3784876 | 202225020500001201 | GROVELAND, GROVELLA PARK LOT 12 S OF HWY R/W, LOT 25--LESS S 100 FT--PB 6 PG 97ORB 651 PG 863 ORB 738 PGS 655-658 ORB 3986 PG 181   |
| 3784879 | 202225020500001000 | GROVELAND, GROVELLA PARK LOT 10--LESS RD--LOT 27 PB 6 PG 97ORB 3986 PG 178  |
| 3784880 | 202225020500002600 | GROVELAND, GROVELLA PARK S 250 FT OF LOT 26 PB 6 PG 97ORB 3986 PG 182   |
| 3784881 | 202225020500001100 | GROVELAND, GROVELLA PARK LOT 11--LESS ROAD R/W--N 56.76 FT OF LOT 26 PB 6 PG 97ORB 3986 PG 183  |
| 3784882 | 012224420504000000 | GROVELAND, GROVELAND FARMS 19-22-25 E 1/2 OF TRACT 40--LESS SR 50 & LESS E 33 FT FOR RD R/W--PB 2 PGS 10-11ORB 4746 PG 326  |
| 3785915 | 202225020500002400 | GROVELAND, GROVELLA PARK LOT 24 PB 6 PG 97ORB 3997 PG 2296  |
| 3799238 | 242224030000002503 | LOT 13 TO E LINE OF LOT 9, S ALONG SAID E LI25 DESCRIBED AS: FROM NE COR OF LOT 16 RUN SW'LY ALONG THE E LINE OF LOTS 16, 15, 14, 13, & AN EXTENSION THEREOF TO A POINT THAT IS 46 FT SW'LY OF SE COR OF SAID LOT 13, THENCE NW'LY PARALLEL WITH S LINE OF SAID |
| 3800651 | 202225020500000800 | GROVELAND, GROVELLA PARK BEG AT NW COR OF LOT 9 RUN E 112 FT, S 110 FT, W 112 FT, N 110 TO POB PB 6 PG 97ORB 5062 PG 1406   |
| 3800652 | 202225030100200600 | GROVELAND, LITTLE ACRES E 66.9 FT OF LOT 6 BLK 2--LESS SR 50--PB 6 PG 29ORB 4764 PG 1354  |
| 3807320 | 192225135000000100 | GROVELAND, LAKE DOT LANDING SUB LOT 1 PB 46 PGS 7-8ORB 5289 PG 2319   |
| 3807321 | 192225135000000200 | GROVELAND, LAKE DOT LANDING SUB LOT 2 PB 46 PGS 7-8ORB 2650 PG 2220   |
| 3807322 | 192225135000000300 | GROVELAND, LAKE DOT LANDING SUB LOT 3 PB 46 PGS 7-8ORB 2184 PG 2125   |
| 3807323 | 192225135000000400 | GROVELAND, LAKE DOT LANDING SUB LOT 4 PB 46 PGS 7-8ORB 4487 PG 1326   |
| 3807324 | 192225135000000500 | GROVELAND, LAKE DOT LANDING SUB LOT 5 PB 46 PGS 7-8ORB 2294 PG 1318 ORB 3490 PG 739   |



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| 3807325 | 192225135000000600 | GROVELAND, LAKE DOT LANDING SUB LOT 6 PB 46 PGS 7-8ORB 3824 PG 1225                   |
| 3807326 | 192225135000000700 | GROVELAND, LAKE DOT LANDING SUB LOT 7 PB 46 PGS 7-8ORB 4733 PG 1172                   |
| 3807327 | 192225135000000800 | GROVELAND, LAKE DOT LANDING SUB LOT 8 PB 46 PGS 7-8ORB 2219 PG 0033                   |
| 3807328 | 192225135000000900 | GROVELAND, LAKE DOT LANDING SUB LOT 9 PB 46 PGS 7-8ORB 2278 PG 0168                   |
| 3807329 | 192225135000001000 | GROVELAND, LAKE DOT LANDING SUB LOT 10 PB 46 PGS 7-8ORB 4187 PG 2258 ORB 4335 PG 1848 |
| 3807330 | 192225135000001100 | GROVELAND, LAKE DOT LANDING SUB LOT 11 PB 46 PGS 7-8ORB 2264 PG 0652 ORB 2456 PG 31   |
| 3807331 | 192225135000001200 | GROVELAND, LAKE DOT LANDING SUB LOT 12 PB 46 PGS 7-8ORB 4663 PG 1676                  |
| 3807332 | 192225135000001300 | GROVELAND, LAKE DOT LANDING SUB LOT 13 PB 46 PGS 7-8ORB 2314 PG 0206                  |
| 3807333 | 192225135000001400 | GROVELAND, LAKE DOT LANDING SUB LOT 14 PB 46 PGS 7-8ORB 3200 PG 881                   |
| 3807334 | 192225135000001500 | GROVELAND, LAKE DOT LANDING SUB LOT 15 PB 46 PGS 7-8ORB 2289 PG 1816 ORB 3601 PG 160  |
| 3807335 | 192225135000001600 | GROVELAND, LAKE DOT LANDING SUB LOT 16 PB 46 PGS 7-8ORB 4596 PG 1633                  |
| 3807336 | 192225135000001700 | GROVELAND, LAKE DOT LANDING SUB LOT 17 PB 46 PGS 7-8ORB 3922 PG 1203                  |
| 3807337 | 192225135000001800 | GROVELAND, LAKE DOT LANDING SUB LOT 18 PB 46 PGS 7-8ORB 4049 PG 1803                  |
| 3807338 | 192225135000001900 | GROVELAND, LAKE DOT LANDING SUB LOT 19 PB 46 PGS 7-8ORB 3969 PG 2446                  |
| 3807339 | 192225135000002000 | GROVELAND, LAKE DOT LANDING SUB LOT 20 PB 46 PGS 7-8ORB 4639 PG 548 ORB 5341 PG 2408  |
| 3807340 | 192225135000002100 | GROVELAND, LAKE DOT LANDING SUB LOT 21 PB 46 PGS 7-8ORB 4798 PG 695                   |
| 3807341 | 192225135000002200 | GROVELAND, LAKE DOT LANDING SUB LOT 22 PB 46 PGS 7-8ORB 3636 PG 243                   |
| 3807342 | 192225135000002300 | GROVELAND, LAKE DOT LANDING SUB LOT 23 PB 46 PGS 7-8ORB 2483 PG 1110                  |
| 3807343 | 192225135000002400 | GROVELAND, LAKE DOT LANDING SUB LOT 24 PB 46 PGS 7-8ORB 2483 PG 910                   |
| 3807344 | 192225135000002500 | GROVELAND, LAKE DOT LANDING SUB LOT 25 PB 46 PGS 7-8ORB 2445 PG 1493                  |
| 3807345 | 192225135000002600 | GROVELAND, LAKE DOT LANDING SUB LOT 26 PB 46 PGS 7-8ORB 5161 PG 497                   |
| 3807346 | 192225135000002700 | GROVELAND, LAKE DOT LANDING SUB LOT 27 PB 46 PGS 7-8ORB 4024 PG 1022                  |
| 3807347 | 192225135000002800 | GROVELAND, LAKE DOT LANDING SUB LOT 28 PB 46 PGS 7-8ORB 4908 PG 766                   |

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| 3807348 | 192225135000002900 | GROVELAND, LAKE DOT LANDING SUB LOT 29 PB 46<br>PGS 7-8ORB 2462 PG 456  |
| 3807349 | 192225135000003000 | GROVELAND, LAKE DOT LANDING SUB LOT 30 PB 46<br>PGS 7-8ORB 2461 PG 1237   |
| 3807350 | 192225135000003100 | GROVELAND, LAKE DOT LANDING SUB LOT 31 PB 46<br>PGS 7-8ORB 5034 PG 2242   |
| 3807351 | 192225135000003200 | GROVELAND, LAKE DOT LANDING SUB LOT 32 PB 46<br>PGS 7-8ORB 2899 PG 1829 ORB 3396 PG 926                           |
| 3807352 | 192225135000003300 | GROVELAND, LAKE DOT LANDING SUB LOT 33 PB 46<br>PGS 7-8ORB 4294 PG 743  |
| 3807353 | 192225135000003400 | GROVELAND, LAKE DOT LANDING SUB LOT 34 PB 46<br>PGS 7-8ORB 5131 PG 349  |
| 3807354 | 192225135000003500 | GROVELAND, LAKE DOT LANDING SUB LOT 35 PB 46<br>PGS 7-8ORB 5339 PG 2398   |
| 3807355 | 192225135000003600 | GROVELAND, LAKE DOT LANDING SUB LOT 36 PB 46<br>PGS 7-8ORB 4117 PG 730  |
| 3807356 | 192225135000003700 | GROVELAND, LAKE DOT LANDING SUB LOT 37 PB 46<br>PGS 7-8ORB 3753 PG 2017   |
| 3807357 | 192225135000003800 | GROVELAND, LAKE DOT LANDING SUB LOT 38 PB 46<br>PGS 7-8ORB 4099 PG 1103   |
| 3807358 | 192225135000003900 | GROVELAND, LAKE DOT LANDING SUB LOT 39 PB 46<br>PGS 7-8ORB 4675 PG 1664   |
| 3807359 | 192225135000004000 | GROVELAND, LAKE DOT LANDING SUB LOT 40 PB 46<br>PGS 7-8ORB 5267 PG 783  |
| 3807360 | 192225135000004100 | GROVELAND, LAKE DOT LANDING SUB LOT 41 PB 46<br>PGS 7-8ORB 4299 PG 2237   |
| 3807361 | 192225135000004200 | GROVELAND, LAKE DOT LANDING SUB LOT 42 PB 46<br>PGS 7-8ORB 4535 PG 2358 ORB 5181 PG 1273                          |
| 3807362 | 192225135000004300 | GROVELAND, LAKE DOT LANDING SUB LOT 43 PB 46<br>PGS 7-8ORB 2637 PGS 1858 1878 ORB 2660 PG 320<br>ORB 3909 PG 1579 |
| 3807363 | 192225135000004400 | GROVELAND, LAKE DOT LANDING SUB LOT 44 PB 46<br>PGS 7-8ORB 3836 PG 99 ORB 4827 PG 472                             |
| 3807364 | 192225135000004500 | GROVELAND, LAKE DOT LANDING SUB LOT 45 PB 46<br>PGS 7-8ORB 4922 PG 2245   |
| 3807365 | 192225135000004600 | GROVELAND, LAKE DOT LANDING SUB LOT 46 PB 46<br>PGS 7-8ORB 4976 PG 620  |
| 3807366 | 192225135000004700 | GROVELAND, LAKE DOT LANDING SUB LOT 47 PB 46<br>PGS 7-8ORB 3858 PG 1404 ORB 5012 PG 1810                          |
| 3807367 | 192225135000004800 | GROVELAND, LAKE DOT LANDING SUB LOT 48 PB 46<br>PGS 7-8ORB 4582 PG 891 ORB 5107 PG 1533                           |
| 3807368 | 192225135000004900 | GROVELAND, LAKE DOT LANDING SUB LOT 49 PB 46<br>PGS 7-8ORB 4506 PG 116  |
| 3807369 | 192225135000005000 | GROVELAND, LAKE DOT LANDING SUB LOT 50 PB 46<br>PGS 7-8ORB 2517 PG 867  |
| 3807371 | 192225135000005100 | GROVELAND, LAKE DOT LANDING SUB LOT 51 PB 46<br>PGS 7-8ORB 4070 PG 737  |



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| 3807372 | 192225135000005200 | GROVELAND, LAKE DOT LANDING SUB LOT 52 PB 46<br>PGS 7-8ORB 2483 PG 1334  |
| 3807373 | 192225135000005300 | GROVELAND, LAKE DOT LANDING SUB LOT 53 PB 46<br>PGS 7-8ORB 3837 PG 441   |
| 3807374 | 192225135000005400 | GROVELAND, LAKE DOT LANDING SUB LOT 54 PB 46<br>PGS 7-8ORB 2486 PG 1690  |
| 3807375 | 192225135000005500 | GROVELAND, LAKE DOT LANDING SUB LOT 55 PB 46<br>PGS 7-8ORB 2486 PG 1672  |
| 3807376 | 192225135000005600 | GROVELAND, LAKE DOT LANDING SUB LOT 56 PB 46<br>PGS 7-8ORB 3923 PG 304   |
| 3807377 | 192225135000005700 | GROVELAND, LAKE DOT LANDING SUB LOT 57 PB 46<br>PGS 7-8ORB 2476 PG 1020  |
| 3807378 | 192225135000005800 | GROVELAND, LAKE DOT LANDING SUB LOT 58 PB 46<br>PGS 7-8ORB 3892 PG 1314  |
| 3807379 | 192225135000005900 | GROVELAND, LAKE DOT LANDING SUB LOT 59 PB 46<br>PGS 7-8ORB 2461 PG 1886  |
| 3807380 | 192225135000006000 | GROVELAND, LAKE DOT LANDING SUB LOT 60 PB 46<br>PGS 7-8ORB 2476 PG 1134  |
| 3807381 | 192225135000006100 | GROVELAND, LAKE DOT LANDING SUB LOT 61 PB 46<br>PGS 7-8ORB 4334 PG 2300  |
| 3807382 | 192225135000006200 | GROVELAND, LAKE DOT LANDING SUB LOT 62 PB 46<br>PGS 7-8ORB 2517 PG 798 ORB 4989 PG 1907 ORB 5117<br>PG 538 ORB 5238 PG 113   |
| 3807383 | 192225135000B00000 | GROVELAND, LAKE DOT LANDING SUB TRACT B PB 46<br>PGS 7-8   |
| 3807384 | 192225135000C00000 | GROVELAND, LAKE DOT LANDING SUB TRACT C PB 46<br>PGS 7-8   |
| 3809182 | 012224410505800000 | GROVELAND, GROVELAND FARMS 18-22-25 TRACT 58<br>PB 2 PGS 10-11   |
| 3809183 | 242224030000002504 | D LOT 13 TO E LINE OF LOT 9, THENCE S ALONG 25<br>DESCRIBED AS FOLLOWS: BEG AT NE COR OF LOT 16,<br>RUN SW'LY ALONG E LINE OF LOTS 16, 15, 14, 13, & AN<br>EXTENSION THEREOF TO A POINT THAT IS 46 FT SW'LY<br>OF SE COR OF LOT 13, THENCE NW'LY PARALLEL WITH S<br>LINE OF SA |
| 3809184 | 242224110008400000 | GROVELAND BLKS 84, 85, 87 PB 2 PG 7ORB 5311 PG<br>437  |
| 3815462 | 012224430504400002 | T, S 00DEG 12MIN 36SEC E 151.28 FT, S 89DEG<br>ERSECTION OF N LINE OF TRACT 44 & E R/W LINE OF 24<br>FT WIDE GROVELAND FARMS R/W ON W SIDE OF<br>TRACT 44 RUN S 00DEG 07MIN 16SEC E 38.87 FT, N<br>89DEG 52MIN 44SEC E 186.03 FT FOR POB, RUN N<br>89DEG 47MIN 24SEC E 101.77  |
| 3818993 | 202225020500003800 | GROVELAND, GROVELLA PARK LOTS 38, 71 PB 6 PG<br>97ORB 4604 PG 2255   |

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| 3825060 | 012224420504500002 | GROVELAND, GROVELAND FARMS 19-22-25 S 1/2 OF TRACT 45--LESS S 250 FT OF E 120 FT & LESS S 50 FT FOR RD R/W--PB 2 PGS 10-11ORB 4904 PG 399  |
| 3826523 | 202225020500002300 | GROVELAND, GROVELLA PARK LOT 23 PB 6 PG 97ORB 3997 PG 2296   |
| 3853646 | 172225000300002500 | E 429 FT OF S 110 FT OF S 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4--LESS E 33 FT FOR RD R/W--ORB 3315 PG 1263 ORB 3499 PG 250   |
| 3861396 | 172225010000001200 | GROVELAND, TIMBER GROVES SUB LOT 12 PB 61 PG 9-10ORB 4825 PG 1520  |
| 3861397 | 172225010000001300 | GROVELAND, TIMBER GROVES SUB LOT 13 PB 61 PG 9-10ORB 4435 PG 36  |
| 3861398 | 172225010000001400 | GROVELAND, TIMBER GROVES SUB LOT 14 PB 61 PG 9-10ORB 4467 PG 2086  |
| 3861399 | 172225010000001500 | GROVELAND, TIMBER GROVES SUB LOT 15 PB 61 PG 9-10ORB 5272 PG 1088  |
| 3861400 | 172225010000001600 | GROVELAND, TIMBER GROVES SUB LOT 16 PB 61 PG 9-10ORB 3964 PG 2467  |
| 3861401 | 172225010000001700 | GROVELAND, TIMBER GROVES SUB LOT 17 PB 61 PG 9-10ORB 4501 PG 322   |
| 3861402 | 172225010000001800 | GROVELAND, TIMBER GROVES SUB LOT 18 PB 61 PG 9-10ORB 3954 PG 1382  |
| 3861403 | 172225010000001900 | GROVELAND, TIMBER GROVES SUB LOT 19 PB 61 PG 9-10ORB 4844 PG 432   |
| 3861404 | 172225010000002000 | GROVELAND, TIMBER GROVES SUB LOT 20 PB 61 PG 9-10ORB 3892 PG 602   |
| 3861419 | 172225010000A00000 | GROVELAND, TIMBER GROVES SUB TRACT A PB 61 PG 9-10   |
| 3861421 | 172225010000F00000 | GROVELAND, TIMBER GROVES SUB TRACT F PB 61 PG 9-10   |
| 3862819 | 012224420504500003 | GROVELAND, GROVELAND FARMS 19-22-25 S 250 FT OF E 120 FT OF TRACT 45--LESS S 100 FT--PB 2 PG 10-11ORB 4915 PG 2050   |
| 3867582 | 242224110010900102 | IST OF 46.17 FT, N 43-34-44 E ALONG SAID NW'43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT FOR POB, RUN N 46-39-41 W 100.74 FT TO NW'LY LINE OF LOT 1 BLK 109, RUN N 26-16-19 E ALONG SAID NW'LY LINE OF LOT 1 BLK 109 A |
| 3869425 | 202225000200000500 | N 132 FT OF NW 1/4 OF NW 1/4 OF NW 1/4--LESS E 33 FT FOR RD R/W--ORB 3568 PG 1169  |
| 3869775 | 192225090000Y01701 | GROVELAND, EDGE ADDITION N 5 FT OF ALLEYWAY LYING S OF E 45 FT OF S 1/2 OF LOT 17 BLK Y, AN UNDIVIDED 3/4 INTEREST IN MINERAL RIGHTS & AN UNDIVIDED 1/2 INTEREST IN PETROLEUM RIGHTS IN E 45 FT OF S 1/2 OF LOT 17 BLK Y PB 2 PG 9ORB 3363 PG 1359             |



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| 3871387 | 012224430504400003 | 198.49 FT CENTERLINE OF EASTSIDE DR, N 0-0-ERSECTION OF N LINE OF TRACT 44 & E R/W LINE OF EASTSIDE DR RUN S 0-0-0 E ALONG SAID E R/W LINE 38.87 FT FOR POB, RUN N 90-0-0 E 186.03 FT, S 0-05-20 E 292.92 FT TO N LINE OF SW 1/4 OF SAID TRACT 44, S 89-51-36    |
| 3877978 | 192225135000A00000 | GROVELAND, LAKE DOT LANDING SUB TRACT A PB 46 PG 7-8   |
| 3883426 | 2422240002000SWAMP | SWAMP  |
| 3887009 | 012224400505000002 | , N 89-46-27 W 265.25 FT, S 0-41-55 E ALONG LY COR OF TIMBER GROVES SUB PB 61 PG 9-10, SAID POINT BEING ON E LINE OF SW 1/4 RUN S 0-04-46 W ALONG E'LY BOUNDARY OF SAID TIMBER GROVES A DIST OF 140.50 FT TO A POINT 892 FT N OF SE COR OF SAID SW 1/4 OF SEC 1  |
| 3891044 | 242224110010900300 | NG SE'LY LINE OF LOT 4 TO POB, BEING PART OF 43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT FOR POB, RUN N 46-39-41 W 110.53 FT, S 43-34-44 W 74.98 FT TO SW'LY LINE OF LOT 3 BLK 109, S 46-39-41 E TO SE'LY COR OF LOT 4 BLK 109, N 43-34-44 E AL |
| 3894843 | 172225010100000100 | GROVELAND, TIMBER GROVES II SUB LOT 1 PB 66 PG 49-50ORB 4607 PG 962  |
| 3894844 | 172225010100000200 | GROVELAND, TIMBER GROVES II SUB LOT 2 PB 66 PG 49-50ORB 4662 PG 814  |
| 3894845 | 172225010100000300 | GROVELAND, TIMBER GROVES II SUB LOT 3 PB 66 PG 49-50ORB 4744 PG 978  |
| 3894846 | 172225010100000400 | GROVELAND, TIMBER GROVES II SUB LOT 4 PB 66 PG 49-50ORB 4825 PG 1508   |
| 3894847 | 172225010100000500 | GROVELAND, TIMBER GROVES II SUB LOT 5 PB 66 PG 49-50ORB 4607 PG 796  |
| 3894848 | 172225010100000600 | GROVELAND, TIMBER GROVES II SUB LOT 6 PB 66 PG 49-50ORB 4689 PG 772  |
| 3894849 | 172225010100000700 | GROVELAND, TIMBER GROVES II SUB LOT 7 PB 66 PG 49-50ORB 4828 PG 2370   |
| 3894850 | 172225010100000800 | GROVELAND, TIMBER GROVES II SUB LOT 8 PB 66 PG 49-50ORB 4723 PG 1390   |
| 3894851 | 172225010100000900 | GROVELAND, TIMBER GROVES II SUB LOT 9 PB 66 PG 49-50ORB 4733 PG 930  |
| 3894852 | 172225010100001000 | GROVELAND, TIMBER GROVES II SUB LOT 10 PB 66 PG 49-50ORB 4616 PG 543   |
| 3894853 | 172225010100001100 | GROVELAND, TIMBER GROVES II SUB LOT 11 PB 66 PG 49-50ORB 4775 PG 452   |
| 3894854 | 172225010100001200 | GROVELAND, TIMBER GROVES II SUB LOT 12 PB 66 PG 49-50ORB 4616 PG 679   |
| 3894855 | 172225010100001300 | GROVELAND, TIMBER GROVES II SUB LOT 13 PB 66 PG 49-50ORB 4659 PG 272   |

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| 3894856 | 172225010100001400 | GROVELAND, TIMBER GROVES II SUB LOT 14 PB 66 PG 49-50ORB 4804 PG 1067   |
| 3894857 | 172225010100001500 | GROVELAND, TIMBER GROVES II SUB LOT 15 PB 66 PG 49-50ORB 4680 PG 577  |
| 3894858 | 172225010100001600 | GROVELAND, TIMBER GROVES II SUB LOT 16 PB 66 PG 49-50ORB 4607 PG 880  |
| 3894859 | 172225010100001700 | GROVELAND, TIMBER GROVES II SUB LOT 17 PB 66 PG 49-50ORB 4645 PG 1348 ORB 4662 PG 755   |
| 3894860 | 172225010100001800 | GROVELAND, TIMBER GROVES II SUB LOT 18 PB 66 PG 49-50ORB 4607 PG 1000   |
| 3894861 | 172225010100001900 | GROVELAND, TIMBER GROVES II SUB LOT 19 PB 66 PG 49-50ORB 4616 PG 696  |
| 3894862 | 172225010100002000 | GROVELAND, TIMBER GROVES II SUB LOT 20 PB 66 PG 49-50ORB 4700 PG 2003   |
| 3894863 | 172225010100002100 | GROVELAND, TIMBER GROVES II SUB LOT 21 PB 66 PG 49-50ORB 4628 PG 1009   |
| 3900899 | 172225010000B00000 | GROVELAND, TIMBER GROVES SUB TRACT B PB 61 PG 9-10  |
| 3900900 | 172225010000C00000 | GROVELAND, TIMBER GROVES SUB TRACT C PB 61 PG 9-10  |
| 3900901 | 172225010000D00000 | GROVELAND, TIMBER GROVES SUB TRACT D PB 61 PG 9-10  |
| 3900902 | 172225010000E00000 | GROVELAND, TIMBER GROVES SUB TRACT E PB 61 PG 9-10  |
| 3900903 | 172225010000H00000 | GROVELAND, TIMBER GROVES SUB TRACT H PB 61 PG 9-10  |
| 3902074 | 202225000200000700 | NW 1/4 OF NW 1/4 OF NW 1/4--LESS N 398.06 FT & LESS E 33 FT FOR RD R/WORB 4747 PG 961   |
| 1098165 | 192225000100000100 | NE 1/4 OF NE 1/4ORB 683 PG 1508   |
| 1384141 | 132224000400002500 | W 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 3865 PG 1471   |
| 1397367 | 012224040005100000 | GROVELAND, GROVELAND FARMS 13-22-24 TRACT 51--LESS BEG AT NE COR, RUN W TO HWY R/W, S'LY ALONG HWY 40.34 FT, E'LY TO PT 65.09 FT S OF POB, N TO POB & LESS THAT PART OF TRACT 51 LYING W OF SR 565--PB 2 PGS 10-11ORB 2817 PG 246 |
| 1437237 | 232224020000100800 | GROVELAND, MIDWAY LOT 8, BLK 1 PB 11 PGS 57-58ORB 4596 PG 2309  |
| 1438284 | 012224420505200014 | GROVELAND, GROVELAND FARMS 19-22-25 BEG 1077.6 FT N & 270 FT W OF SE COR OF TRACT 61, RUN W 60 FT, N 100 FT, E 60 FT, S 100 FT TO POB, BEING PART OF TRACT 52 PB 2 PG 10-11ORB 5096 PG 2118                                       |
| 1643406 | 012224040005200001 | GROVELAND, GROVELAND FARMS 13-22-24 THAT PART OF TRACT 52, FROM SE COR OF TRACT 52 RUN N 25 FT FOR POB, RUN W 532.14 N 28-21-25 E 634.30 FT, & PT A, RETURN TO POB, RUN N 75 FT, W 165 FT, N 13-23-59                             |



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|         |                    | E 499.42 FT, W TO PT A PB 2 PGS 10-11ORB 3747 PG 650  |
| 1750041 | 202225020500001900 | GROVELAND, GROVELLA PARK LOTS 19 & 20--LESS E 80 FT--LOT 21--LESS S 10 FT OF W 203.5 FT & LESS E 80 FT--PB 6 PG 97ORB 2158 PG 845 ORB 2347 PG 2114 ORB 3844 PG 760  |
| 2537752 | 232224020000200402 | GROVELAND, MIDWAY W 1/2 OF LOT 4 BLK 2 PB 11 PGS 57-58ORB 5104 PG 1111  |
| 2913789 | 232224000100000104 | FROM NE COR OF SEC RUN S 0-26-11 W 730.58 FT, N 89-53-31 W 234.04 FT TO POB, RUN S 125 FT, N 89-53-31 W 100 FT, N 0-52-16 E 125 FT, S 89-53-31 E 100 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 947 PG 2230  |
| 2913797 | 232224000100000105 | FROM NE COR OF SEC RUN S 0-26-11 W 730.58 FT, N 89-53-31 W 134.04 FT TO POB, RUN S 125 FT, N 89-53-31 W 100 FT, N 125 FT, S 89-53-31 E 100 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 4893 PG 1983   |
| 2913801 | 232224000100000106 | FROM NE COR OF SEC, RUN S 0DEG 26MIN 11SEC W 730.58 FT, N 89DEG 53MIN 31SEC W 15 FT TO POB, RUN S 125 FT, N 89DEG 53MIN 31SEC W 119.04 FT, N 125 FT, S 89DEG 53MIN 31SEC E 119.04 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 1202 PG 1364                          |
| 3239431 | 012224040005200002 | GROVELAND, GROVELAND FARMS 13-22-24 THAT PART OF TRACT 52 BEG 100 FT N OF SE COR OF TRACT 52, RUN N 487.57 FT, W 42.53 FT, S 13-23-59 W 499.42 FT, E 165 FT TO POB PB 2 PGS 10-11ORB 2890 PG 1629   |
| 3283473 | 232224000100000300 | W ALONG SAID E LINE 95 FT, S 89-59-18 E 319.E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS RD A DIST OF 950.58 FT, N 89-59-18 W 12 FT TO W R/W LINE OF GROVELAND FARMS RD FOR POB, CONT N 89-59-18 W 319.73 FT TO E LINE OF MIDWAY SUB PB 11 PG 57, S 0-33-39 |
| 3286472 | 012224040005200003 | T TO SAID E LINE OF TRACT, S 25 FT TO POB PBT OF TRACT 52, BEG AT SE COR OF TRACT 52, RUN W 746.84 FT TO SW COR OF TRACT, N 0-06-0 E 587.19 FT, S 89-13-26 E 514.63 FT, S 28-21-25 W 634.30 FT TO A PT THAT IS 25 FT N OF S LINE OF TRACT, S 89-12-31 E 532.14  |
| 3296061 | 232224000100000301 | FT, S 89-59-18 E 320.14 FT TO A POINT ON W R E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS ROAD 1045.58 FT, N 89-59-18 W 12.00 FT TO W R/W SAID RD & POB, RUN N 89-59-18 W 319.93 FT TO E LINE OF MIDWAY PB 11 PG 57-58, S 0-33-39 W ALONG SAID E LINE 95.01 |
| 3313119 | 232224000100000400 | /4 OF SEC 23, E ALONG SAID S LINE TO W R/W L0-26-11 W ALONG E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS RD A DIST OF 1140.59 FT, N 89-59-18 W 12 FT TO W R/W LINE OF GROVELAND FARMS RD  |



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|         |                    | FOR POB, CONT N 89-59-18 W 319.52 FT, S TO S LINE OF NE 1/4 OF NE  |
| 3362322 | 232224000100000600 | 18SEC E 319.73 FT TO W R/W LINE OF GROVELANF SEC & CENTER LINE OF GROVLAND FARMS RD 855.58 FT, N 89DEG 59MIN 18SEC W 12 FT TO W R/W LINE OF SAID RD FOR POB, CONT W 319.52 FT TO E LINE OF MIDWAY PB 11 PGS 57 & 58, S 00DEG 33MIN 39SEC W 95 FT, S 89DEG 59MI |
| 3703219 | 192225140000000200 | GROVELAND, LITTLE OAKS PB 17 PG 43 LOTS 1, 2ORB 2529 PG 1900   |
| 3852041 | 202225020500001901 | GROVELAND, GROVELLA PARK E 80 FT OF LOTS 19, 20, 21 & 22 PB 6 PG 97ORB 5312 PG 2302  |